PERFORMANCE WORK STATEMENT
(PWS)

A-76 STUDY OF
Facilities Support Services
FOR

Marine Corp Base Camp Pendleton, CA

1 May 2003

C-1 GENERAL INFORMATION

1.1 Scope Of Work

The Service Provider (SP) shall provide: all personnel, equipment, tools, materials, management, supervision and all other items and services necessary to perform the facilities maintenance functions for the United States Marine Corps (USMC) Base Camp Pendleton, CA (further defined in Section C 5.1) as a combination of Firm-Fixed-Price (FFP) and Indefinite Delivery Indefinite Quantity (IDIQ) contract; as defined in this Performance Work Statement (PWS) and with the exceptions listed in Section C-3, "Government Furnished Property, Materials, and Services". Section C-3 identifies all Government-furnished facilities, equipment, supplies (repair parts and consumables), forms, records, and services to be provided to the SP. Marine Corps Base Camp Pendleton, CA, hereinafter referred to as the Base or MCB CPEN. Historical quantities of work are listed in Attachment J-C 1, titled "Historical Workload Data FY 2002". The data contained in the "Historical Workload Data FY 2002" is data compiled from FY 2002.

1.2 General Mission.

The mission of the Facilities Maintenance Department (FMD) is to provide quality, well-maintained facilities, and infrastructure, which are properly sized and located to support the resident and tenant units of MCB CPEN. MCB CPEN encompasses approximately 200 square miles within which there are located 16 camps to include an airfield. See Attachment J-C 13 for an illustration of the bases components and infrastructure.

1.3 Firm-Fixed-Price Contract Parameters

Significant workload changes are defined as requirements that are plus or minus 10% outside of the range of mission requirements identified in the appendices that show workload for the various sections of this contract. Fluctuations within these parameters are anticipated and shall be performed within the firm-fixed-prices established in Section B without a contract modification.

1.4 SP Personnel

1.4.1 SP MANAGER

The SP shall provide an on-site Manager (SPM) who shall be responsible for the performance of the work. The name of the SP Manager, and an alternate or alternates, who shall act for the SP when the SP Manager is absent, and the phone number to contact the SP Manager, shall be designated in writing to the Contracting Officer within 10 calendar days of contract award.

1.4.1.1 REQUIREMENTS:

The SPM shall possess a Bachelor's Degree in Business Administration/Management or Engineering based on a four year course of study from a US accredited college or university. Verifiable work experience in a similar field may be substituted for a degree. The SPM shall have at least 5 years of experience in a position of overall management responsibility for multi-million dollar projects/contracts. Minimum of two years experience in independent field management responsibility. Minimum of 3 years of experience shall be in a supervisory capacity in multi-function facilities maintenance and management of similar size, scope and complexity of the PWS.

1.4.1.2 DESCRIPTION OF WORK:

The SPM shall be overall in charge and therefore responsible for the overall SP effort, including management, leadership, supervision, communication, safety, administrative, training and work execution. With the exception of the QC Manager, all SP employees shall report either directly or through superiors to the SPM. The SP shall provide both a primary SPM and alternate(s) who shall be empowered to act fully in the absence of the SPM. The SPM shall be dedicated to the contract and shall not have responsibilities outside the parameters of this work effort. The SPM shall have full legal authority to act for the SP in all contract matters relating to this contract.

1.4.1.3 ASSOCIATED WORKLOAD:

The workload requirement is for a one year period. The SPM or designated alternate shall be on site during normal working hours and shall be "available for consultation" or direction within 30 minutes during normal working hours and within one hour outside normal working hours. "Available for consultation" means either face-to-face meeting or by radio, telephone or other means available to provide the response required.

1.4.1.4 QUALITY STANDARD:

The SPM shall be responsible for the overall performance of the SP as detailed in all required quality standards and reporting requirements.

1.4.1.5 REQUIRED REPORTS:

The SPM resume shall be submitted in the Technical Proposal. The SPM shall provide the Designated Government Representative (DGR) with notification at least 48 hours in advance of any planned absence of the SPM during which the Alternate SPM will act as the SPM. The SPM shall, at all times, maintain current contact information with the DGR, including email address, phone numbers (home and work) and mobile or pager numbers.

1.4.2 QUALITY CONTROL MANAGER

1.4.2.1 REQUIREMENTS:

The assigned Quality Control Manager (QC Manager) shall be a full time position in support of the SPM and shall posses a Bachelor's Degree from a four year course of study from a US accredited college or university. Verifiable work experience in quality, management, facilities maintenance, or a combination of these three fields may be substituted for the degree. The Quality Control Manager shall have a minimum 5 years of experience in Quality Control in multi-function facilities maintenance and management of similar size, scope and complexity of the PWS. The QC Manager shall not report to the onsite PM, rather the QC Manager shall report directly to an official of the SP who is managerially senior to the onsite PM to ensure the authority of the QC Manager.

1.4.2.2 DESCRIPTION OF WORK:

The QC Manager shall be overall in charge of the quality control effort as outlined in the quality standards listed herein. He or she will be held accountable for the SP's ability to meet the standards as listed and for all reporting requirements related to quality control and performance standards. The QC Manager shall have the authority and responsibility to stop work, direct reworks, or require correction to work not completed within the quality standards herein. The QC Manager shall have adequate staff to perform field spot inspections to validate the quality of work as well as the ability and authority to ensure MAXIMO data entered is timely, accurate, and in sufficient detail to provide accurate reporting to the DGR.

1.4.2.3 ASSOCIATED WORKLOAD:

The workload requirement is for each year of the contract period.

1.4.2.4 QUALITY STANDARD:

The QC Manager shall be responsible for the accurate assessment of all quality data, and shall ensure the MAXIMO data entered is at least 95% accurate as validated by monthly random sampling by QC staff.

1.4.2.5 REQUIRED REPORTS:

The QC Manager resume shall be submitted in the Technical Proposal. The QC Manager shall review and deliver all reports required in this PWS to the DGR, unless otherwise specified.

1.4.3 SAFETY MANAGER

1.4.3.1 REQUIREMENTS:

The assigned Safety Manager shall be a full time position in support of the SPM and shall possess at least 5 years of verifiable work experience in safety, construction and facilities/industrial maintenance or a combination of these three fields. The Safety Manager shall have a minimum of 5 years of experience in a safety related field, including development and management of safety programs for construction or maintenance activities, including reporting and record keeping.

1.4.3.2 DESCRIPTION OF WORK:

The Safety Manager will be overall in charge of the safety effort for work completed herein, including the safety of the general public and shall ensure all work is completed in strict conformance with applicable OSHA and NAVOSH standards and the US Army Corps of Engineers EM 385-1-1 (current). He or she shall be held accountable for the SP's safety program including administration, training, record keeping, and reporting and shall have no other responsibilities other than safety. The effort required is for a one year period. The Safety Manager (and any assigned staff) shall have the authority and responsibility to stop work at anytime if unsafe practices endanger the health or safety of any personnel or poses a threat to cause significant damage to property. The Safety Manager shall be responsible for performing field inspections to validate the safety standard applied in fieldwork as well as the ability and authority to ensure conformance to applicable standards.
The SP shall provide support of the following programs but are not limited to:

a. Gas free engineering/confined space entry
b. Asbestos monitoring
c. Hearing conservation program
d. Respirator program
e. Safety training programs (Weekly lectures, CPR, First Aid)
f. Power tool inspection program
g. Crane safety and certification
h. Trenching and shoring
i. Lead paint monitoring
j. Medical surveillance and workplace monitoring
k. Personal protective equipment
l. Traffic safety and control plans
m. Proper chemical handling and storage
n. Chemical and biological compatibility associated with Sewage Treatment plants(STP)

1.4.3.3 ASSOCIATED WORKLOAD:

The workload requirement is for a one year period.

1.4.3.4 QUALITY STANDARD:

The SP shall pursue a target for lost time mishaps of zero. The Safety Manager shall ensure the SP's work is performed in accordance with the following safety standards; OSHA and NAVOSH standards and the US Army Corps of Engineers EM 385-1-1 (current).

1.4.3.5 REQUIRED REPORTS:

The Safety Manager shall maintain a mishap log and submit monthly, quarterly and annual reports including all lost time accidents and the number of first aid mishaps. The SP shall submit a report of each mishap to the DGR within 3 working days. The Safety Manager shall also provide a monthly certification that all required training has been completed and all required certifications (for the programs listed above) are current.

1.4.4 ADMINISTRATIVE STAFF

1.4.4.1 REQUIREMENTS:
No specific requirements.

1.4.4.2 DESCRIPTION OF WORK:
The SP shall provide adequate staffing for administrative support of SP functions including reporting, correspondence, record keeping, personnel support, etc. to efficiently and effectively manage the facilities maintenance effort described in this contract.

1.4.4.3 ASSOCIATED WORKLOAD:
Staffing for a one year period.

1.4.4.4 QUALITY STANDARD:
None.

1.4.4.5 REQUIRED REPORTS:
None.

1.4.5 SUPPLY SUPPORT

1.4.5.1 REQUIREMENTS:
No specific requirements.

1.4.5.2 DESCRIPTION OF WORK:
The SP shall provide adequate staffing for supply support of SP functions including materials, repair parts, tools, consumables, fuels, etc. to efficiently and effectively complete the facilities maintenance effort described in this contract.

1.4.5.3 ASSOCIATED WORKLOAD:
Staffing for a one year period.

1.4.5.4 QUALITY STANDARD:
None.

1.4.5.5 REQUIRED REPORTS:
None.

1.4.6 CONTRACTING SUPPORT

1.4.6.1 REQUIREMENTS:

No specific requirements.

1.4.6.2 DESCRIPTION OF WORK:

The SP shall provide adequate staffing for contracting support functions including all suppliers, subcontractors and Government Contracting coordination, etc. to efficiently and effectively complete the facilities maintenance effort described in this contract.

1.4.6.3 ASSOCIATED WORKLOAD:

Staffing for a one year period.

1.4.6.4 QUALITY STANDARD:

None.

1.4.6.5 REQUIRED REPORTS:

None.

1.4.7 COMPUTER SUPPORT

1.4.7.1 REQUIREMENTS:

The SP shall provide core personnel with at least three years of MAXIMO experience involving facilities maintenance management.

1.4.7.2 DESCRIPTION OF WORK:

The SP shall provide adequate staffing for computer and other automated data processing equipment to support SP functions including all software, web page, internet, printers, servers, LAN systems, etc. to efficiently and effectively complete the facilities maintenance effort described in this contract. Support required for Government Furnished Equipment (GFE) including Navy Marine Corps Intranet (NMCI) and MAXIMO server, shall not be included in this effort.

1.4.7.3 ASSOCIATED WORKLOAD:

Staffing for a one year period.

1.4.7.4 QUALITY STANDARD:

None.

1.4.7.5 REQUIRED REPORTS:

None.

1.4.8 SP ADDITIONAL OVERHEAD SUPPORT

1.4.8.1 REQUIREMENTS:
No specific requirements.

1.4.8.2 DESCRIPTION OF WORK:
Use this line item to add any additional overhead staffing required for the completion of the work described in this contract.

1.4.8.3 ASSOCIATED WORKLOAD:
Staffing for a one year period.

1.4.8.4 QUALITY STANDARD:
None.

1.4.8.5 REQUIRED REPORTS:
None.

1.4.9 Filling/Re-filling Vacated Key Positions.

1.4.10 NOT USED

1.4.11 NOT USED

1.4.12 SP Employees.

The SP shall furnish sufficient competent, qualified, and licensed/certified (as required) personnel to perform all work specified within the contract. The SP employees shall have proper documentation indicating that they are legally authorized to work in the United States.

1.4.13 Supervisory Person.

1.4.14 Employee Conduct.
The SP employees shall conduct themselves at all times in a proper, friendly, efficient, courteous, and businesslike manner.

1.4.15 Ineligible Employees.
The SP shall not employ persons for work on this contract if such employees are considered, by the DGR, to be a potential threat to the health, safety, security, general order and well being or operational mission of the Base and its personnel. The DGR will forward written notification of designated ineligible employees to the SP Manager.

1.4.16 Employee Removal.

The SP shall remove from the Base, any individual whose continued employment is deemed by the DGR to be a potential threat to the health, safety, security, general order and well being or operational mission of the Base and its personnel, is contrary to the public interest, is inconsistent with the best interests of National Security or in order to protect and preserve order.

1.4.17 Identification Cards.

SP personnel shall obtain a Government issued Identification Card and an Out of Bounds pass where necessary and shall present it upon request by any government employee. Identification Cards shall be returned to the DGR upon contract termination or SP employee termination.

1.4.18 Conflict of Interest.

1.4.19 Citizenship.

No employee or representative of the SP will be admitted to the site of work unless satisfactory proof of citizenship, or resident alien documents with a valid work visa permit are furnished to the DGR.

1.4.20 English Literate.

SP employees shall be able to read, write, communicate, and understand English.

1.4.21 Security Requirements.

The SP shall comply with all activity security requirements. Upon request, the SP shall submit the name, social security number, passport or work visa number and address of each employee hired for work on this contract and shall accurately and completely fill out questionnaires and other forms as may be required for security. The Commanding General of MCB Camp Pendleton has plenary authority to deny access to any person and remove any person from the installation in order to protect and preserve order. (B.O. P5000.2J Chap 2 Passes, Permits, and identification)

1.4.22 Breach of Security.

Neither the SP nor any of its employees shall disseminate, or disclose any information concerning the operations and activities of the Base and its tenants, that could result in or increase the likelihood of the possibility of a breach of the activity's perimeter, internal security, or interrupt the continuity of its operations.

1.4.23 Classified Information.

Disclosure of classified information to any person not entitled to receive it, or failure to safeguard any restricted or classified information that may come to the SP or any person under his/her control in connection with work under this contract may subject the SP to criminal prosecution of his/her agents and/or employees to criminal liability under Title 18 United States Code (U.S.C.), Sections 793 and 798.

1.4.24 Comments or Complaints.

All inquiries, comments or complaints arising from any matter observed, experienced, or learned as a result of or in connection with the performance of this contract, the resolution of which may require the dissemination of official information, the SP shall notify the DGR.

1.4.25 Safeguarding Information.

The SP shall have the responsibility for safeguarding the information and records (regardless of media) from being concealed, compromised, altered, destroyed, mutilated, damaged, or lost. See Title 18 United State Code (U.S.C.) 2071 for penalties arising from the destruction of Official Government records.

1.4.26 Employee Training.

The SP shall provide or conduct initial/recurring training for all affected SP personnel in the areas of safety, security, environmental, fire prevention, and health in accordance with Applicable Publications, Regulations, Forms and Reports (see section C-6). The SP shall also ensure all employees have been properly trained, certified, and licensed as required to perform all tasks required by this contract (e.g. training and licenses to operate vehicles and equipment on the Base).

1.4.27 Rules and Regulations.

The SP Manager or designated alternate(s) shall be responsible for providing, to the employees, detailed instruction of the rules and regulations related to the Base operations specified in this contract. The SP shall comply with all applicable Privacy Act regulations governing personal and confidential information.

1.5 Drug Free Workplace

The SP shall operate a drug-free workplace in accordance with (IAW) Marine Corp Order (MCO) 12792.1, including the support of random testing for drug test-designated positions, and compliance with Navy drug-free workplace rules and regulations. The SP shall provide the DGR with a Drug-Free Workplace Plan that details the SP's process for maintaining a drug-free workplace within 60 days of Notice to Proceed.

1.6 Preventative Maintenance Program

The SP shall facilitate the PM program as specified in the following sections:

- 5.10.4 through 5.10.16, and 5.10.19, “Sewage Treatment Plants, Lift Stations and associated equipment.
- 5.14 Air Compressors
- 5.15.6 Boilers
- 5.33 Emergency Generators/Pumps

The Government will make available, in the Technical Resource Center, the manufacturer’s operations & maintenance manuals containing recommended PM’s,

and all other appropriate manuals, pamphlets and information. Additional guidelines for PM's are provided in Volumes I and II of NAVFAC MO-322. Where specified the SP will submit a PM schedule and or Plan to the DGR for approval. The plan must be submitted within 45 days of contract award.

1.7 Not Used

1.8 Quality Control Plan

The SP shall establish and maintain an inspection system in accordance with the FAR 52.246-4, "INSPECTION OF SERVICES – FIXED PRICE", FAR 52.246-10 "INSPECTION OF FACILITIES" to ensure the work being performed conforms to the contract requirements. The SP shall submit to the DGR, a QCP for approval 30 calendar days after notice to proceed. The QCP shall include:

1. A description of the SP's quality control system. The system shall cover all contract services, specify work to be inspected on either a scheduled or an unscheduled basis, and describe how inspections are to be conducted.
2. The name(s) and qualifications of the individual(s) responsible for performing the quality control inspections, and the extent of their authority.
3. Provisions for recording the results of inspections and for recording corrective actions taken may include but not be limited to the use of MAXIMO or other electronic means.
4. Provisions to update and revise the QCP during the performance of the contract.
5. A description of the methods used for identifying and preventing defects in the quality of service performed. In addition, six months after the contract start date this plan shall be formally updated to reflect the SP's current methodology, assuming the benefit of lessons-learned over the first six-month period of the contract. From the date of this first formal update, the QCP shall be reviewed and updated annually.

1.8.1 Identifying and Correcting Problems.

The SP's QCP shall provide the SP's top management with an effective and efficient means of identifying and correcting problems throughout the entire performance of the contract.

1.8.2 Inspection Files.

The SP shall maintain a file of all scheduled and performed Quality Control inspections, inspection results, and the dates and details of corrective actions. The file shall be the property of the Government and made available at all times for inspection during the Government's normal working hours. The file shall be turned over to the DGR within five (5) calendar days of completion/termination of the contract.

1.9 Quality Assurance

The information in Attachment J C-2, "PERFORMANCE REQUIREMENTS SUMMARY (PRS)", lists the performance requirements based on this contract and

specifies maximum allowable defect rates. In accordance with FAR 52.246-4, "INSPECTION OF SERVICES – FIXED PRICE" and, FAR 52.246-10 "INSPECTION OF FACILITIES" each phase of services rendered will be subject to Government inspection. The Government's Quality Assurance Surveillance Plan (QASP) is not a substitute for Quality Control by the SP. All findings of unsatisfactory or non-performed work will be administered in accordance with "CONSEQUENCES OF SERVICE PROVIDER'S FAILURE TO PERFORM REQUIRED SERVICES" portions of FAR 52.246-4(e) and (f) and FAR 52.246-10 (e), (f), "INSPECTION OF SERVICES – FIXED PRICE". In accordance with FAR 52.246-4 and FAR 52.246-10, all costs associated with rework are the responsibility of the SP. The Government reserves the right to choose the inspection methods used in implementing its Quality Assurance Surveillance Program and to vary inspection methods utilized during the work, without notice to the SP.

1.10 Performance Briefings.

During the first year of the contract period, on a quarterly basis or as deemed necessary by the DGR, at an agreed time and place within the Base, the SP shall meet with the DGR. SOUTHWEST ACTION- KEN TO PROVIDE INFO FROM DAVE ON AWARD DETERMINATION PLAN. During the subsequent contract years, the frequency of these quarterly meetings may be changed by mutual agreement and the approval of the DGR. The SP Manager, or his representative(s), shall provide at the quarterly meetings a written report and briefing. This report and briefing shall address the following: (1) status of work performed in the previous quarter. (2) problems or constraints encountered while performing this work. (3) suggested solutions to problems or constraints encountered. (4) proposed initiatives or waivers requiring Government action; (5) status of open items from the previous meetings; and (6) title and date of reports delivered in the previous time period. The SP may also request a meeting with the DGR or COR when he or she believes such a meeting is necessary. Minutes, taken by the Government, of any such meetings shall be recorded and signed by the SP Manager and the DGR. If the SP does not concur with any portion of the minutes, such non-concurrence shall be provided in writing to the DGR within ten (10) calendar days following receipt of the minutes.

1.11 Physical Security

1.11.1 Key Control.

The SP shall establish and implement methods to ensure that all keys issued to the SP by the Government are secured and monitored. The SP will provide to the DGR in writing within 15 days after notice to proceed, a plan illustrating the method(s) in which the SP will control and monitor key and combination security. The SP shall not duplicate for the SP's own use any keys issued by the Government unless authorized by the DGR in writing.

1.11.2 Lost Keys.

The SP shall immediately report to the DGR any occurrences of lost or misplaced SP keys, any use of keys by unauthorized persons, or improperly duplicated keys.

1.11.3 Key Replacement.

In the event the SP or SP's employees or contractors keys, other than master keys, are lost, misplaced, improperly used, or duplicated, the SP may be required, upon written direction of the DGR, to re-key or replace the affected lock or locks without cost to the Government. The Government may, however, at its option, replace the affected lock or locks or perform re-keying and deduct the cost of such process from the monthly payment due the SP. If a master key is lost or duplicated, the Government will replace all locks and keys for that system and deduct the total cost from the monthly payment due the SP.

1.11.4 Prohibited Use.

The SP shall prohibit the use of keys issued by the Government to any persons other than the SP's employees. Opening of locked areas by SP employees to permit entrance to persons other than SP employees engaged in performance of contract work requirements in those areas is strictly prohibited.

1.11.5 Lock Combinations.

The SP shall control access to all Government provided lock combinations to preclude unauthorized entry. The SP shall comply with procedures set forth in the Base's Physical Security Plan. The SP shall be responsible for controlling SP lock combinations and should an SP lock combination become compromised the SP shall be responsible for the changing of the combination.

1.12 SP Vehicles.

The SP shall comply with all applicable Base rules, regulations, and orders whenever conducting business at the Base. All of the SP's and employees' vehicles entering the Base shall be registered with the Base Provost Marshall.

1.13 Disaster Preparedness.

The Base will provide the SP with: (1) disaster preparedness assistance and training. (2) a copy of the MCB CPEN Emergency Response Plan or a similar document explaining local emergency procedures to be taken in the event of a disaster. (3) a copy of the Base's Key Personnel contact list to include operational points of contact (POCs) and their telephone numbers in the event of an emergency; and (4) the location of and routes of access for interior shelters within the Base's facilities. This training will be given once a year.

1.14 Hours of Operation

The Base's normal working hours for military and Government civilian employees are 7:30AM to 4:00 PM, Mondays through Fridays, excluding federal holidays and any other days specifically designated by the DGR. Most functions of this contract require the SP to perform during these normal hours.

1.14.1 Holidays.

The days specified below are federal holidays

New Year's Day	1st day of January
Martin Luther King, Jr.'s Birthday	3rd Monday of January
President's Day	3rd Monday of February
Memorial Day	Last Monday of May
Independence Day	4th of July
Labor Day	1st Monday of September
Columbus Day	2nd Monday of October
Veteran's Day	11th of November
Thanksgiving Day	4th Thursday of November
Christmas Day	25th of December

If the holiday falls on a Saturday, it is observed on the previous Friday; if the holiday falls on Sunday, it is observed on the following Monday.

1.14.2 Office Closure.

Extreme weather conditions and other acts of nature (e.g., floods, earthquake) may warrant an office closure or a delay in normal operating hours. The DGR will inform the SP of the operating decisions.

1.14.3 Emergency Situations.

Emergency situations and contingency operations at the Base may require the SP to operate either for an extended schedule or on a curtailed basis, as directed by the DGR. The SP shall be prepared to provide support to MCB CPEN fire fighting and disaster relief efforts as requested by the DGR.

1.14.4 Interruptions.

The SP's services may be interrupted for fire drills, or other emergency training exercises or classes in conjunction with the Base's Emergency Program. The SP shall be expected to participate in the fire drills or other emergency training exercises or classes and such participation will be considered when assessing the SP's performance quality level for the affected period.

1.14.5 After Hours Support.

The SP shall respond to emergency work, Command directed work via the DGR, ceremonial support outside of normal duty hours, including holidays and other work required under this PWS after hours.

1.15 Records and Reports

The SP shall develop, prepare, and maintain management, operations, and maintenance records and reports as required in this PWS. Upon request, the DGR will

have access at all times to all records and reports during normal working hours. No records, reports, or any documents or submittals related to the contract shall be disposed of or stored offsite without prior coordination with the DGR.

1.15.1 Records

The SP shall maintain PWS records throughout the life of the contract in a consistent, business like and orderly fashion. All records shall contain sufficient official supporting documentation to provide a complete audit trail.

1.15.2 Reports.

The SP shall maintain copies of all submitted reports and forms throughout the life of the contract. Upon DGR request, copies of previously submitted reports and forms shall be provided to the DGR within eight (8) working hours. Proposed changes to forms shall be submitted to the DGR for consideration and approval. When a due date falls on a Saturday or Sunday, the report shall be due by 8:00 a.m. the following Monday, or 8:00 a.m. on the first normal workday following a holiday.

1.15.3 Submittals.

The SP shall maintain copies of all submittals throughout the life of the contract. All proprietary information that the SP or the Government wishes to remain confidential shall be clearly marked.

1.16 Environmental Protection.

The SP shall comply with all applicable federal, state, and local laws, regulations, and directives, and with the Base's regulations and standards. All environmental protection matters shall be coordinated with the DGR. Authorized officials on a no-notice basis may inspect facilities/equipment operated by the SP during normal working hours. In the event a regulatory agency assesses a monetary fine against the Government for violations caused by the SP's actions, omissions, intentional conduct, or negligence, the SP shall reimburse the Government for the amount of that fine and all associated costs within 60 calendar days. The SP shall also perform clean up of any oil or hazardous material spills resulting from the SP's operations. The SP shall comply with the instructions of the cognizant Medical Department with respect to avoidance of conditions which create a nuisance or which may be hazardous to the health or safety of any personnel.

The SP shall follow recommendations of the DGR, and pay any costs involved in monitoring the environment in the SP's assigned area.

1.16.1 Disposal.

The SP shall dispose of the debris, rubbish, hazardous waste, and non-usable materials resulting from the work under this contract at designated trash collection points. Hazardous wastes must be disposed of in accordance with the Resource Conservation and Recovery Act (RCRA), and all other applicable federal, state, and local laws and regulations (see also section 5.3.7).

1.16.2 Noise Emission.

The SP shall use low-noise-emission products, as certified by the U.S. Environmental Protection Agency (EPA) and required by all applicable federal, state, county, and local laws and regulations. The SP shall comply with Base rules and directives regarding the use of personal listening devices.

1.17 Safety Program Requirements

Prior to commencing work, the SP shall meet in conference with the DGR to discuss and develop a mutual understanding relative to the administration of the Base Safety Program.

1.17.1 Safety Inspections.

The SP shall ensure that work practices comply with all applicable federal and state OSHA, NAVOSH, and USACOE EM385-1-1 standards. The SP shall operate an occupational safety and health program to prevent accidents to SP employees, the public, and Department of Defense (DoD) personnel.

The SP's workspace may be inspected by Government personnel periodically for environmental, occupational health, and safety violations. Abatement of violations will be the responsibility of the SP and/or the Government as determined by the DGR. The SP shall provide assistance to the Safety Office escort and the federal, state, or county inspector if there is a complaint filed. Any fines levied on the SP by federal, state, or county offices due to environmental and/or safety/health violations shall be paid by the SP within the timeframe allotted by the authority assessing the fine or in cases where a deadline is not given, within 30 days.

1.17.2 Accidents.

The SP shall report to the DGR; exposure data and all accidents resulting in death, personal injury, trauma, or occupational disease. All accidents must be reported to the DGR within 24 hours of their occurrence.

1.17.3 Damage Reports.

The SP shall submit to the DGR a full report of damages to Government, SP, or private property and/or equipment by SP employees. All damage reports shall be submitted to the DGR within 24 hours of the occurrence.

1.17.4 Safety and Fire Prevention Programs.

The SP shall comply with the Base's safety and fire prevention programs. SP employees shall know where fire alarms and extinguishers are located and how to properly activate them. The SP shall handle and store all combustible supplies, materials, waste, and trash in a manner that prevents fire or a hazard to persons, facilities, and materials.

1.17.4.1 Safety Equipment.

The SP shall provide employees with, and require the use of, safety equipment, personal protective equipment, and devices necessary to protect the employees in the performance of their duties. The SP shall provide the equipment and training necessary to comply with all applicable federal, state, and local laws, regulations, rules, and Base directives as they pertain to safety.

1.17.4.2 Safety Instruction.

The SP shall provide initial indoctrination and continuing instruction in accordance with all applicable federal, state, and local laws, regulations, rules, and Base directives as they pertain to safety instruction. This information will be provided to all SP employees to enable employees to conduct their work in a safe manner and to recognize and report hazardous conditions to the appropriate personnel for corrective or abatement action. Initial indoctrination shall include: safe work practices; proper use, care, and maintenance of equipment; reporting hazards, accidents, and mishaps; employee responsibility for accident prevention and fire prevention; fire evacuation routes; internal shelter areas; and the Base Emergency Procedures.

1.17.5 Emergency Notification.

The SP shall comply with MCB CPEN's current Emergency Notification Procedures. Within 30 days of the contract start date and as changes occur, the SP shall provide to the DGR a list of key personnel and Points of Contact (POCs) responsible for responding to emergency operations. The SP shall report emergencies, such as fires, bomb threats, medical emergencies, power outages, explosions, water damage, and violence in the workplace, in accordance with the Base's Emergency Plan and shall follow required reporting procedures. See sections C1.13 and C6.

1.18 Transition Period

1.18.1 Phase In

In order to ensure the smooth transition to SP performance and to prevent possible decreases in productivity or service quality, the Government will provide a 90 calendar-day transition period, after award, before contract start date. (FOR SWDIV CONSIDERATION) During this transition period, the Government will make available to key SP personnel a Government representative familiar with the operations, processes, and functions to be performed. This service is being made available to explain procedures for conducting Government business show the SP the various work-sites, introduce the SP to customer representatives, etc. During this transition period, the Government will provide Camp Pendleton customized MAXIMO familiarization classes for up to 10 SP personnel and will conduct material, equipment, and tools inventory transfers. The purpose of this training is to provide, up to 10 SP personnel, the basic skills required for operating and utilizing the Camp Pendleton customized MAXIMO work order system. During this period, the SP shall become familiar with the contract requirements in order to commence full performance on contract start date. All work covered by this contract started by the

Government but not completed by the contract start date shall become the complete responsibility of the SP.

1.18.2 Other Training.

The Government may provide familiarization-training classes of various Government organizations to the SP should the Government determine that such familiarization-training classes are necessary. Examples would include but not be limited to: base configuration, Public Works Division (PWD), Resident Officer In Charge Of Construction (ROICC), Facilities Support Contracts (FSC), Environmental Security (AC/S ES) and various military commands.

1.18.3 Phase Out

In order to ensure a smooth transition to the next SP and to prevent possible decreases in productivity or service quality, the SP shall provide a 60 calendar-day transition period prior to contract termination date. During this period, the SP shall make available to key in-coming SP personnel, a representative of the incumbent SP that is versed in the operation of the functions to be performed. This service shall be made available to explain procedures for conducting Government business, show Phase-In SP the various work-sites, introduce the SP to customer representatives, etc. During this period, the incumbent SP shall provide required training and conduct material, equipment, and tool transfers. Inventories shall be conducted jointly with the Government representatives and representatives of the in-coming SP.

1.18.4 Transition Plans

The Transition Plan shall be submitted with the Technical Proposal and consists of the Phase-In Plan and the Phase-Out Plan. The Transition Plan shall present a clear understanding of the problems involved in the Mobilization and Demobilization periods and provide reasonable solutions as related to the SP's Phasing-In and Phasing-Out efforts. Within 15 days of contract award, the SP shall submit an updated transition plan to the DGR for approval. The DGR will provide comments within 15 days of receipt. Within 15 calendar days of receipt of the DGR comments, the SP shall incorporate the DGR's changes to the SP's Transition Plan and resubmit to the DGR for approval.

1.18.5 Work Plan

The work plan (as defined in section L) shall be submitted as a part of the technical proposal. The SP shall provide an updated work plan within 15 days of contract award that specifically delineates the plan of action to provide the required services. The DGR will provide comments within 15 days of receipt. Within 15 calendar days of receipt of the DGR comments, the SP shall incorporate the DGR's changes to the SP's work plan and resubmit to the DGR for approval.

1.19 Special Provisions

The Government reserves the right to perform or supplement performance of contract functions with Government personnel (military or civilian) during periods of natural disasters, or national emergencies. Such performance will not constitute a breach of contract by the Government or subject the Government to any other liability.

1.20 Temporary Assigned Duty (TAD)

The SP shall perform temporary assigned duty in support of PWS requirements under the IDIQ work. The DGR will determine the necessity, quantity, and location of TAD required outside the local commuting area. The Government will fund and approve all travel requests on a reimbursable basis by using form DD1156. SP personnel shall comply with the Joint Travel Regulations (JTR).

1.21 Warranty Program.

The Service Provider shall maintain the full force and effect of all warranties of equipment, appliances, parts, and materials under this contract on behalf of MCB CPEN. At the time of installation, the Service Provider shall obtain and furnish to the DGR written warranties for all the equipment, appliances, parts, and materials furnished under the contract. The Service Provider shall furnish with each guarantee the name, address and telephone number of the guarantor's representative nearest to the MCB CPEN location who will provide the services prescribed by the terms of the warranty. Additionally, the Service Provider shall execute all warranties on Government-furnished equipment as well. The Government will provide the necessary warranty data on the equipment provided. At the time of installation, the Service Provider shall tag each item of warranted equipment with a durable oil and water-resistant tag approved by the DGR. The tag shall show the following information:

EQUIPMENT WARRANTY TAG:

Type of Equipment: _____
Accepted Date: _____
Warranted Until _____
Under Contract _____

1.21.1 Warranty Problems.

If the party issuing the warranty fails to respond or if the response is unsatisfactory, the SP shall notify the DGR and request assistance. When the appropriate response is obtained and the problem is corrected, the DGR shall be notified by the SP within 10 working days after the correction is accomplished.

1.21.2 Warranty Log.

The SP shall maintain a warranty file and log. The log shall contain, as a minimum, a description of the warranty to include the structure, material, equipment, systems, etc.

to which the warranty applies; starting date and ending date of the warranty; warranty (e.g., vendor, subcontractor or SP); any extended warranty; and calls for warranty work.

1.21.3 Deficiency Identification.

Upon identification of a deficiency or latent defect, the SP shall determine if correction or resolution under an existing warranty is appropriate. If determined to be a warranty item, the SP shall contact the company/warrantor and request a response in accordance with the terms of the warranty. If the deficiency or latent defect is of an emergency nature, before contacting the warrantor, the SP shall follow the procedures governing all emergency service work until the emergency nature of the deficiency is arrested.

1.22 Technical Resource Center.

The SP shall operate and maintain a Technical Resource Center that shall contain all technical and reference material and data supplied to the SP for the entire period of contract performance. The SP shall be responsible for ordering, maintaining, updating, and where designated mandatory, complying with all references/documents in the TRC. The SP shall also ensure that all-new equipment manuals and other appropriate technical data are added to the TRC. At a minimum, the Library shall include the following items:

- Government manuals, regulations, technical publications and equipment/tool inventories
- Operational manuals and manufacturers' spare parts lists
- R. S. Means estimating documents or estimating documents/tools for the estimating system in use by the SP
- SP operational and maintenance procedures
- Preventive Maintenance (PM) program and appropriate documentation
- Warranty Log

The Library shall contain a hard copy and/or a soft copy for each reference/document in the library. If the reference document does not exist in both hard and soft copy, it shall be retained in the Library in the format in which it does exist. The Technical Resource Center is currently located in buildings 2291 and 22115.

1.22.1 Technical Resource Center End of Contract.

The SP shall maintain the data contained in the Technical Resource Library until the termination or completion of the contract, and shall make the information available to future bidders during the solicitation/proposal period prior to the end of the contract term. The documents in the Technical Resource Library shall remain Government property.

C-2 ACRONYMS AND DEFINITIONS

2.1 Acronyms

Acronym	Definition
A	Amperage
AAC	Activity Address Code
AAP	Administrative Appeal Process
ABS	Acrylonitrile Butadiene Styrene
A/C or AC	Air Conditioning
ACAD	Automated Computer Aided Drafting
ACE	Automated Compliance Evaluation
ACM	Asbestos Containing Material
ACO	Administrative Contracting Officer
AC/S ES	Assistant Chief of Staff Environmental Security
ACU5	Assault Craft Unit Five
ADA	Americans with Disabilities Act
ADP	Automated Data Processing
ADPE	Automated Data Processing Equipment
AHERA	Asbestos Hazard Emergency Response Act
AIS	Annual Inspection Summary
ALMAR	All Marine (an official USMC notice)
AMPS	Amperage
ANSI	American National Standards Institute
APDC	Air Pollution Control District
APMP	Annual Pest Management Plan
ASHRAE	American Society of Heating, Refrigeration, Air Conditioning Engineers
ASME	American Society of Mechanical Engineers
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
AUL	Authorized User List
AWS	American Welding Society
AWWA	American Water Works Association
BAC T	Bacterial
BEAP	Base Exterior Architecture Plan
BEQ	Bachelor Enlisted Quarters
BFR	Basic Facility Requirement
BMAR	Backlog of Maintenance and Repair
BNA	Bureau of National Affairs
BO	Base Order
BOS	Base Operations Services
BPA	Blanket Purchase Agreement
BRC	Budget Reporting Code (Element of FIP)
BTU	British Thermal Units
CA	Commercial Activities
CAC	Cost Account Code

CAD	Computer Aided Drafting
CALTRANS	California Department of Transportation
CAO	Contract Administration Office
CATEX	Categorical Exclusions
CAX	Combined Arm Exercise
C&E	Communications and Electronics
CCB	Construction Criteria Base
CDL	Commercial Driver's License
CCR	California Code of Regulation
CDO	Command Duty Officer
CDR	Contract Discrepancy Report
CDRL	Contract Data Requirement List
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CFC	Chlorofluorocarbone
CFE	Contractor/SP Furnished Equipment
CFR	Code of Federal Regulations
CHP	Central Heat Plant
CID	Criminal Investigation Department
CIP	Cast Iron Pipe
CL2	Chlorine Gas
CLCC	Cement Lined Concrete Coated Steel Pipe
CLIN(s)	Contract Line Item Number(s)
CMC	Commandant of the Marine Corps
CMR	Consolidated Memorandum Receipt
CNG	Compressed Natural Gas
CNO	Chief of Naval Operations
CO	Commanding Officer
CO2	Carbon Dioxide
COB	Close of Business
COE	Corps of Engineers
COR, previously COTR	Contracting Officer Representative and Contracting Officer Technical Representative
CORRS	Commanding Officers Readiness Reporting System
COTS	Commercial Off the Shelf
CSD	Controls and Devices
CW	Chilled Water
CYTD	Cumulative Year To-Date
DBA	Davis-Bacon Act
DD Form	Department of Defense Form
DDC	Direct Digital Control
DESC	Defense Energy Support Command
DFARS	Defense Federal Acquisition Regulation Supplement

DFAS	Defense Finance and Accounting Service
DGR	Designated Government Representative
DHS	Department of Health Services
DIP	Ductile Iron Pipe
DLA	Defense Logistics Agency
DMR-QA	Discharging Monitoring Report - Quality Assurance
DoD or DOD	Department of Defense
DODI	Department of Defense Instruction
DoDM or DODM	Department of Defense Manual
DoN of DON	Department of the Navy
DOT	Department of Transportation
DPAS	Defense Property Accounting System
DPW	Department of Public Works
DRMO	Defense Reutilization and Marketing Office
DSN	Defense Switching Network
DTID	Disposal Turn In Document
EA	Environmental Assessment
EAF	Expeditionary Air Field
EC	Equipment Code (formerly ECC)
EEAP	Enhanced Equipment Allowance Pool
EIR	Environnemental Impact Report
ELAP	Environmental Laboratory Accreditation Program
EMCS	Energy Management/Monitoring Control System
EO	Equipment Operation
EOD	Explosive Ordnance Disposal
EPA	Environmental Protection Agency
EPS	Engineered Performance Standards
FA	Fund Administrator
FAR	Federal Acquisition Regulation [see: DFAR]
FC	Fund Code
FCA	Facility Condition Assessment
FCC	Federal Communications Commission
FEPCA	Federal Environmental Pesticide Control Act
FFP	Firm Fixed Price
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIP	Financial Information Pointer
FMD	Facilities Maintenance Department
FMF	Fleet Marine Force
FPD	Facility Planning Documents
FPMR	Federal Property Management Regulation
FSC	Facilities Support Contracts
FY	Fiscal Year
FYTD	Fiscal Year-to-Date [see: CYTD, YTD]

G&A	General and Administrative
GCW	Gross Combination Weight
GFE	Government-Furnished Equipment
GFF	Government-Furnished Facilities
GFM	Government-Furnished Material
GFP	Government-Furnished Property
GIP	Galvanized Iron Pipe
GIS	Geographic Information System
GOCO	Government Owned, Contractor/SP Operated
GOV	Government Owned Vehicles
GPM	Gallons per Minute
GPS	Global Positioning System
GSA	General Services Administration
GVW	Gross Vehicle Weight
GVWR	Gross Vehicle Weight Rating
HAA	Halo acidic acid
HAZ	Hazardous (Material or Waste)
HAZMAT	Hazardous Materials
HAZMIN	Hazardous Minimization
HMIS	Hazardous Material Information System
HMMS	Hazardous Material Management System
HQMC	Headquarters Marine Corps
HTHW	High Temperature Hot Water
HVAC	Heating, Ventilation, and Air Conditioning
I&L	Installation and Logistics
IAW	In Accordance With
ID	Identification
IDIQ	Indefinite Delivery Indefinite Quantity
IDS	Intrusion Detection System
IEEE	Institute of Electrical and Electronics Engineers
IMSA	International Municipal Signal Association
INS	Immigration and Naturalization Service
IPM	Integrated Pest Management
IQ	Indefinite Quantity
ISSA	Inter Service Support Agreement
JL-6	Spread Sheet at JC-3
JON	Job Order Number
JTR	Joint Travel Regulations
KO	Contracting Officer abbreviated to differentiate from Commanding Officer
KOD	Knowledge on Demand
KV	Kilo-Volt
KVA	Kilo-Volt Amperes

KW	Kilo-Watt
KWH	Kilo-Watt Hour
LAN	Local Area Network
LCAC	Landing Craft Air Cushion
LFL	Deputy Chief of Staff, Installation and Logistics, Facilities and Services Division
LOA	Letter of Authorization
LP	Liquid Petroleum
LPC	Late Payment Charge
LPG	Liquefied Petroleum Gas
LRMP	Long Range Maintenance Program
LSN	Local Stock Number
MAINT	Maintenance
MAXIMO	MAXIMO Computerized Maintenance Management System
MCAS	Marine Corps Air Station
MCB CPEN and MCBCP	Marine Corps Base Camp Pendleton
MCCS	Marine Corps Community Services
MCCES	Marine Corps Communication & Electronics School
MCF	Means Compensation Factor
MCHAS	Marine Corps Housing Automated System (replaces MANIS)
MCO	Marine Corps Order
MCTSSA	Marine Corps Tactical Systems Support
MG	Million Gallon
MGD	Million Gallons a Day
MHE	Material Handling Equipment
MILCON	Military Construction
MILHBK	Military Handbook
MILSPEC	Military Specifications
MIMMS	Marine Integrated Maintenance & Management Systems
MRP	Maintenance of Real Property
MSDS	Material Safety Data Sheet
MWTC	Mountain Warfare Training Center, Bridgeport, CA
N/A	Not Applicable
NAF	Non-appropriated Funds
NAVCOMP	Naval Comptroller
NAVDOCS	Naval Documents
NAVFAC or NAVFACENGCOM	Naval Facilities Engineering Command
NAVMC	Navy Marine Corps
NAVMED	Navy Medical
NAVOSH	Navy Occupational and Health
NAVSEA	Naval Sea Systems Command

NAVSUP	Naval Supply Systems Command
NCTD	North County Transit District
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association
NEPA	National Environmental Policy Act
NESC	National Electrical Safety Code
NFADB	Navy Facility Assets Database
NFPA	National Fire Protection Association
NIDWR	National Interim Drinking Water Regulations
NIFMS	Navy Industrial Fund Management System
NIIN	National Item Identification Number
NIMMS	Navy Industrial Material Management System
NIOSH	National Institute for Occupational Safety and Health
NMCI	Navy Marine Corps Intranet
NON-HAZ	Non-Hazardous (Material or Waste)
NOTAL	Notice to All
NPDES	National Pollutant Discharge Elimination System
NRC	National Response Center
NREA	Natural Resources Environmental Affairs
O&M	Operation and Maintenance
O&MMC	Operations and Maintenance, Marine Corps
OC/SOC	Object Class/Sub-Object Class
ODS	Ozone Depleting Substances
OEM	Original Equipment Manufacturer
OM&R	Operating, Maintenance and Repair
OPNAVINST	Office of the Chief of Naval Operations Instruction
OSHA	Occupational Safety & Health Act/Agency
PE	Polyethylene
P&E or P/E	Planning and Estimating
PAO	Public Affairs Office or Officer
PCB	Polychlorinated Biphenyls
PED	Preliminary Environmental Data
PF&D	Personal Fatigue and Delay
PH	Chemical measure of the acidity or alkalinity of a solution
PL	Public Law
PM	Preventive Maintenance
PMI	Preventive Maintenance Inspection
PMO	Provost Marshal Officer
PMU	Preventive Medicine Unit
POA	Plan of Action
POC	Point of Contact
POL	Petroleum, Oil and Lubricants
POAM	Plan of Action and Milestones
POM	Program Objective Memorandum

PPE	Personal Protective Equipment
PPM	Parts per million
PRS	Performance Requirements Summary
PSI	Pounds per Square Inch
PVC	Poly-vinyl Chloride
PWD	Public Works Division
PWS	Performance Work Statement
QA	Quality Assurance
QAE	Quality Assurance Evaluator
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
QCP	Quality Control Plan
QOL	Quality of Life
RBC	Reimbursable Building Code (Element of FIP)
RCRA	Resource Conservation and Recovery Act
RDSI	Report of Disposal Site Information
REC	Regional Environmental Coordinator
RF	Radio Frequency
RFP	Request for Proposal
ROD	Report of Discrepancy
ROICC	Resident Officer in Charge of Construction
RON	Reimbursable Order Number (Element of FIP)
RPI	Real Property Inventory
RPIE	Real Property Installed Equipment
RPMA	Real Property Maintenance Activity
RPP	Respiratory Protection Program
S-4	Area Camp Services Officer
SABRS	Standard Accounting Budgeting Reporting System
SAIDA	System Average Interruption Duration Index
SAIFI	System Average Interruption Frequency Index
SCA	Service Contract Act
SCAQMP	South Coast Air Quality Management District
SDAPCD	San Diego Air Pollution Control District
SDG&E	San Diego Gas and Electric
SEABEE	Naval Construction Battalion
SECNAV	Secretary of the Navy
SERC	State Emergency Response Commission
SF	Standard Form [Federal Government]
SJA	Staff Judge Advocate
SOP	Standard Operating Procedure
SP	Service Provider
SPM	Service Provider Manager (on site)
SPS	Standard Procurement System
SRO	Shop Repair Order

STP	Sewage Treatment Plant
SWDIV	Naval Facilities Engineering Command Southwest Division
SWRFT	Southwest Regional Fleet Transportation
TAD	Temporary Assigned Duty [see: TDA, TDY]
TASO	Terminal Area Security Officer
TB	Technical Bulletin
TDA	Temporary Duty Assignment
TDS	Total Dissolved Solids
TDY	Temporary Duty
TE	Technical Exhibit
THM	Tri halo methane
TM	Technical Manual
TRC	Training Resource Center
TSR	Telephone Service Request
U/I	Unit of Issue
UBC	Uniform Building Code
UCAB	Utility Conservation and Appraisal Board
UIC	Unit Identification Code
UMC	Uniform Mechanical Code
UNITY	Energy Management System
UPC	Uniform Plumbing Code
UPS	Un-Interruptible Power Supply
UPV	Unfired Pressure Vessel
US	United States
USA COE	United States Army Corps of Engineers
U.S.C.	Unites States Code
USEPA	United States Environmental Protection Agency
USMC	United States Marine Corps
UST	Underground Storage Tank
V	Voltage
VCP	Vitrified Clay Pipe
VOC	Volatile Organic Compounds
VTE	Vertical Transportation Equipment
WC	Work Center
WDR	Water Discharge Requirements
WHE	Weight Handling Equipment
WTI	Weapons and Tactics Instructor Course
WWTP	Waste Water Treatment Plant
YTD	Year To-Date
24/7	24 hours a day, 7 days a week

2.2 Definitions

Term	Definition
Accountability	Accountability is the obligation and responsibility to keep accurate and complete records of property, documents, or funds providing an audit trail. Recorded data elements may include: identification data, gains, losses, due-ins, due-outs, location, and balances on hand or in use.
Accountable Property	Property requiring specific records to be maintained by personnel responsible for its stewardship.
Activity	A military unit, organization, or installation performing an assigned function or mission.
Advisory Publication	A Government or third party publication referenced in the Contract, which the SP uses for information and guidance. However, this document is not binding for compliance.
Allocation	Redistribution or pro-ration of cost from one area to another.
Annual Work Plan	A prioritized list of all maintenance and repair requirements to be accomplished during the upcoming fiscal year (FY), regardless of funds and man-hours available.
Appropriation	An authorization enacted by Congress that permits Federal Agencies to incur financial obligations and make payments/disbursement of funds for specific purposes.
As Directed, As Permitted, As Approved, As Accepted	Where these words or words of similar connotation are used, it shall be understood that the direction, requirement, permission, approval, or acceptance of the DGR is intended unless stated otherwise in writing.
As is	The present condition of Real Property, Maintenance & Service Equipment, Shop Tools, Other Equipment and Repair Parts at the time of a joint Inspection Inventory by the SP and the Government Representative.
As Required	To the degree or extent an action is needed and/or requested through the work reception desk or by the Contracting Officer or their designated representative.
At a Minimum	The lowest acceptable performance requirement or lowest acceptable level of effort or service performance for a particular function or task.
Authorized Person	An individual whose name appears on a list provided to the Contracting Officer or their Representatives as being cleared for access, to have an item, need to know information, or perform an activity.
Backlog of Maintenance and Repair (BMAR)	End of the Fiscal Year measurement relating to maintenance and repair work remaining on the books as a firm requirement of the annual plan; but not placed on the AWP due to a lack of resources for the fiscal year.
Bar Screen	A screen composed of parallel bars, either vertical or inclined; placed in a waterway to catch debris. Debris may be removed manually or mechanically from bar screens. Also referred to as a

	manually or mechanically from bar screens. Also referred to as a rack or bar rack.
Bench Stock	High usage, low value repair parts (e.g., bolts, washers, nuts) stored in the shop area, in the response vehicles, or the work area for easy and timely access.
Blow Down	A procedure, involving boilers, where high concentrations of unwanted substances e.g., solids, in boiler water, are reduced through the flushing of contaminated water and the addition of fresh water sometimes using air-pressure.
Breakdown	The stoppage or collapse of equipment, including installed equipment, or a component thereof, requiring corrective action to restore the equipment to an operating condition.
British Thermal Unit (BTU)	A unit of energy measurement, equivalent to the amount of heat required for raising the temperature of one pound of water to one degree Fahrenheit.
Buildings and Structures	Real estate improvements such as offices, barracks, range firing positions and sheds, installed trailers, fencing, flagpoles, guard shacks and water towers, grease racks, loading ramps, training facilities (other than buildings), monuments, grandstands and bleachers, elevated garbage racks, etc.
Calendar Day	The 24-hour period starting at midnight from 0001 to 2400 on the same day. All references to days in this contract are calendar days, unless otherwise specified.
Calibration	The comparison of an instrument with a measurement standard or item of test equipment. Equipment measurement and diagnostic process for verifying accuracy with an instrument of known or greater accuracy, for the purpose of detecting and correcting any discrepancies in the instrument/equipment being verified.
Capital Assets	Major items of production plant, equipment, and software; developed, manufactured, transferred, or acquired at a specific point in time at a determinable and significant cost. These assets are intended for used over an identified period of time (estimated to be as a minimum two years) and will become economically worthless at the end of the identified period of time or have only scrap value. Capital assets are depreciable.
Certification	To provide a confirmation or validation record for payment or acceptance. To verify a person's abilities or credentials are of the required level. To verify compliance with the terms of the contract, delivery of the required services or the quality of the delivered items conform to the requirements, specifications, and terms of the contract.
Check	To inspect, operate, and/or test to verify the unit, item or service is in an operational condition or is performing at its designed functional level.

Civil Engineering Support Equipment (CESE) -	Equipment used in support of civil engineering efforts (such as construction or maintenance) and of civilian or military specifications; to include graders, tracked construction equipment, cargo trucks, cranes, material handling equipment, etc.
Classified Material	Documents, equipment, data, processes or information for which access is limited to those persons having the proper security clearance and the "need to know" in order to accomplish their assigned mission.
Clean	Absence of dirt or impurities such as contaminants; unsoiled, fresh, not used, neat, tidy, having no flaws or roughness, clear, without corrections, etc.
Command Interest Projects	Projects of Command importance in a wide variety of categories which rate priority for resources and accomplishment.
Commercial Driver's License	A type of driver license issued by the states to professional operators of commercial vehicles.
Commercial vehicles	Department of Defense vehicles built under the specifications of the private sector, available for purchase to civilian business and industry; often referred to as "off-the-shelf" equipment as they meet DoD requirements without further modification. These vehicles are often acquired through GSA leases or under a contract for a specified period of time.
Common Areas	Areas available to the public in general and not assigned to a specific unit, organization or to any occupant for their exclusive use. These areas include but are not limited to parks, playgrounds, parade grounds, parking lots, etc.
Component Part	A component part as defined for the purposes of this contract is as follows: (a) **Facility -** A component part within a facility is an item from which proper operation is deemed necessary for the facility to function for its intended purpose. For example, a window in a facility would be considered a component part of that facility since proper operation of this component is necessary for the facility to function for its intended purpose: provide shelter from the elements. (b) **System.** A component part within a system is an item whose proper operation allows the system to function. A valve is a component part of the water distribution system since operation of the valve allows the water distribution system to operate in its intended manner: (c) **Equipment.** A component part within a piece of equipment allows the equipment to function properly for its' intended purpose. If damaged the part must be repaired or replaced for the equipment to function properly.
Confined Space	Any area, which due to it's physical dimensions (h x l x w) represents major physical or mechanical difficulty for workers to

	properly move their limbs, gain access to the equipment, see their work, or breath in, that requires gas free monitoring.
Construction	The erection, installation, or assembly of a new facility. The modification, addition, alteration, renovation, expansion, or extension of an existing facility. The conversion or replacement of an existing facility. The relocation of a facility from, one place to another; to include re-installation of equipment. The related site preparation, excavation, filling and landscaping or other land improvements associated with the previous actions.
Construction Equipment	All mechanical or vehicular equipment used in the construction, alteration or repair of buildings, bridges, roads or other kinds of real property and improvements. This equipment includes but, is not limited to: road rollers, graders, tracked equipment, wheel mounted backhoes and loaders, hydraulic excavators, trenchers, plows, street sweepers and brooms, dump and water trucks, equipment hauling trailers, line striping equipment, wood chippers, portable pumps, air compressors and welders, mobile weight handling equipment (cranes).
Construction/Alteration/ Modification	Any action or work on any real estate improvement or the utility infrastructure which results in a change to a current Public Works drawing or the physical integrity of the structure, such as an addition, deletion, modification, or new construction.
Contamination	Impairment of the environment, which creates a health hazard to the public such as disease or poisoning [see: Pollution].
Contingency Plans	A document describing options for actions to be implemented in the event of specific occurrences; floods, earthquakes, forest fires, war mobilization, etc.
Contract	A written agreements or delivery order for the acquisition of equipment, supplies or services.
Contract Discrepancy Report (CDR)	A report sent by the Government to the Contractor, when performance or quality of production is unsatisfactory. The CDR requires the Contractor to explain to the Contracting Officer, in writing within 10 calendar days, why performance is unsatisfactory, how performance shall be returned to satisfactory levels, and how recurrence of the problem shall be prevented in the future.
Contract Modification	Any written alteration to an existing contract pertaining to the specifications, delivery point, rate of delivery, contract period, price, quantity, or any other provisions (Contract Line Item Number – CLIN) of the contract.
Contract Start Date	First date of performance after phase-in is completed.
Contracting Office	The office having cognizance over a contract. The office, which awards or executes a contract for supplies or services and performs post-award functions not assigned to a Contract Administration Office (CAO).

Contracting Officer	A person with the authority to enter into, administer, modify and/or terminate contracts, negotiate settlements, and make related determinations and findings. The term Designated Government Representative (DGR) includes the Contracting Officer as well as certain authorized representatives of the Contracting Officer acting within the limits of their authority as delegated by the Contracting Officer.
Contracting Officer Representative (COR)	Authorized representative of the Government, designated by the Contracting Officer, assigned to administer the contract's requirements and obligations relating to the solicitation. Previously known as Contracting Officer Technical Representative (COTR).
Contractor	The Contractor (KTR), its subsidiaries and affiliates, joint ventures involving the Contractor or any entity with which the Contractor may have merged, or any individual or entity that assisted or advised the Contractor in the preparation of the proposal under a specific solicitation.
Contractor Representative	A person(s) designated by the Contractor to be the authorized representative. One such person shall serve as the Government's principal point of contact for the Contractor.
Critical Equipment and Facilities	Equipment or facilities critical for mission accomplishment. The facilities and equipment must be at a high degree of readiness and operate continuously or throughout a respective season to support critical mission requirements. Failure of critical equipment or facilities could affect the health and welfare of operators or result in damage to other Government equipment and property. Emergency or urgent work orders are often required to restore critical equipment to optimum operating condition within minimum time and to provide the required outputs; e.g., computer facilities, facilities with 24 hour operations, fire prevention and protection facilities, hospitals, electrical plants/systems, and water plants/systems.
Critical Materials	Materials whose absence prevents repairs to be completed.
Customer	Units or activities located on MCB Camp Pendleton, CA and requiring FMD support. The organizations or elements, on the Base, which benefits from the efforts and outputs of the SP. Includes those units or activities authorized to receive FMD support via Inter-service Support Agreement (ISSA) or Memorandums of Agreements or Understandings (MOAs/MOUs).
Customer Reconciliation	Providing status reports on work request/orders per customer inquiry.
Customer Satisfaction	Customer's opinion of how well and the quality level of the work accomplished.
Cyclic Maintenance	Maintenance accomplished on a continuing/ recurring schedule. Preventive maintenance is of cyclical nature.

Data Calls	Requests for information requiring a response within a certain time frame.
Davis-Bacon Act	Legislation requiring that each contract over $2,000 to which the United States or the District of Columbia is a party for the construction, alteration, or repair of public buildings or public works shall contain a clause setting forth the minimum wages to be paid to various classes of laborers and mechanics employed under the contract. Under the provisions of the Act, contractors or their subcontractors are to pay workers employed directly upon the site of the work no less than the locally prevailing wages and fringe benefits paid on projects of a similar character. The Davis-Bacon Act directs the Secretary of Labor to determine such local prevailing wage rates.
Davis-Bacon Act (DBA) Work	All individual maintenance and repair jobs, in combination with construction and alteration work or with painting, equal to or exceeding 200 square feet. All boiler overhauls.
Debris	Undesirable or discarded material. Debris includes but, is not limited to: cut or trimmed vegetation, fallen tree limbs and branches, paper, plastics, cans and bottles (otherwise referred to as "trash" and "litter"); rocks and gravel; street sweeping by products; waste from maintenance, repair, and construction work (including roofing material); all other similar waste material. Does not include hazardous material waste.
Deduction	Money deducted from the SP's invoice for: unsatisfactory work, noncompliance with, or non-performance of contract (PWS) requirements.
Defect	Any nonconformance of a unit of product with specified requirements or standards.
Defective Service	A service output, which does not meet the standards of performance required or quality level specified in the contract.
Defense Systems Network (DSN)	A Department of Defense telephones network or Autovon.
Deficiency	The element of the product or service, which does not meet or conform to the standards defined and identified in the PWS.
Delivery Order	A government document prepared by the Contracting Officer providing funds for the Indefinite Delivery and Indefinite Quantity (IDIQ) portion of the contract. Delivery Orders will be issued as necessary and may be amended unilaterally by the Contracting Officer or their Representatives to reflect actual work performed.
Designed Intent	In accordance with the original purpose or design, management plan or intended use for a structure, system, piece of equipment, contract clause or PWS paragraph.
Detailed Estimate	The estimated cost of a project Based on itemized labor and non-labor (equipment, materials, utilities, etc.) costs, derived from established standards or historical data.

Deterioration	Condition of falling into ruin, disuse and disrepair. To gradually change into an unacceptable condition.
Direct Labor Hours	Those hours actually expended in the accomplishment of the assigned jobs, which result in a product or service.
Disposal	The processing of waste
Distinguished Visitors	Flag/General Officers, civilian equivalents, or as otherwise determined by the DGR.
Distribution System	A distribution system is a system of pipes, wires, cables, tubing, or conduits through which energy, fluid, or gas is supplied to various buildings and facilities or collected for processing (waste-water and sewage).
Documentation	Source material, back-up certified copies, or hard copies of official computer data.
DoD Maintenance Standards	The maintenance standards established by the Department of Defense upon which Marine Corps standards are determined. (See para 3102.2 of MCO P11000.7C.)
Downtime	The total time a piece of equipment is not available for its intended use.
Dumpster	A large metal container box, normally from four to eight cubic yards in capacity, which empties into the hopper of a compaction type refuse collection truck, or is loaded independently on its own trailer.
Emergency	Sudden, urgent, usually unforeseen occurrences or situations where life, limb or property are in immediate danger and requires immediate action to protect from loss. Some examples are BUT NOT LIMITED TO: aircraft accident, natural disaster, explosion, fire, structural integrity, restoration of essential utility services, sewage spills. All Base personnel are authorized to report an emergency situation directly to the service desk.
Emergency Work	Work requiring immediate action: (1) To correct, or prevent loss or damage, to life, limb or Government property. (2) To restore disrupted essential services. (3) To eliminate life threatening or serious injury hazards to personnel. (4) When the defect, deficiency, or problem may interrupt and or create an adverse effect on the Mission(s) of MCB CPEN. After initial response, an emergency may be reclassified as reactive or routine, when the emergency has been arrested.
Environmental Protection Agency (EPA)	The Federal agency that regulates, and coordinates effective Governmental action through issuance of permits and inspections; to assure protection of the environment, through abatement and control of pollution on a systematic basis. The basic organization consists of the Headquarters at Washington, DC, and ten regional offices, all responsible to the Administrator. Reference 40 Code of Federal Regulations (CFR) Part 1, and revisions thereof.
Equipment in Place	Non-expendable property or capital equipment of a movable

(EIP)	nature which has been placed within real property; but, which may be removed without destroying the usefulness of the structure. Any installed non-real estate improvement, which is not real property on the property book records.
Equipment Installation	Preparing the site, off-loading, installing, pre-operational checks, and bringing the equipment into operation.
Equipment Logbook	A mandatory record of the events occurring during the life cycle of Government equipment.
Equipment Modification	Any addition or change to a vehicle other than original manufacturer specification. Such work as installing special modifications on emergency vehicles, utility beds for service vehicles, trailer hitches, and lining of truck beds.
Essential Services	Activities or services which are critical to the base mission
Estimate	The informed analysis of all known and probable elements of a proposed job and the forecast of labor and non-labor requirement costs to perform the job.
Estimated Cost of Construction (ECC)	A rough order estimate or magnitude cost developed for planning purposes. The ECC is an approximation of resources (effort and dollars) required for performing a project using a standard unit price estimating method. ECC's is considered 20% accurate.
Evaluation	The process of comparing an observed performance indicator to an established standard. Various techniques are used in the evaluation process, including inspection, testing, physical measurements, review of records and validation of complaints.
Facility	For the purposes of this specification the term "facilities" will refer to structures, buildings, roads, utilities or other item of fixed real property.
Facility Condition Assessment	Condition assessment of facilities using the results of scheduled inspections by the SP. These inspections involve the examination and testing (statistical sampling) of production and deliverables' properties. The purpose of these inspections is to determine the physical condition of GFP/GFE such as utility systems, installed equipment (Class II), grounds, structures, other real property and the deliverables. Inspections identify deficiencies, in their early stages of development, and start timely corrective actions.
Facility History Files	A file established for each facility, which indicates a history of maintenance, repair and renovation work performed over a five-year period. The file includes a real property inventory card, inspection reports, completed job orders, trouble service tickets and applicable service contracts. (NOTE: Major repair projects or equipment installation documents all remain a part of the Facility History File for an indefinite period of time.)
Facility Inspection Program	An annual inspection plan for all production functions, buildings, facilities, utilities and equipment.

Federal Acquisition Regulation (FAR)	A Federal regulation establishing uniform policies for acquisition by all executive agencies.
Fiscal Year	An accounting period of 12 months. The Department of Defense fiscal year extends from 1 October through 30 September of the following year.
Fiscal Year-to-Date (FYTD)	An accounting period for which cumulative annual financial statements are regularly prepared.
Flammable Gases	Liquefied petroleum and other compressed flammable gases; e.g.: Acetylene, butane, propane, hydrogen, and ethylene.
Frequency of Service	Unless otherwise noted, services designated with the following frequencies shall be performed at the intervals specified: (a) Annual (A) Services - performed once during each 12-month period of the contract at intervals of 335 to 395 days. (b) Semi-Annual (SA) Services – performed twice during each 12-month period of the contract at intervals of 160 to 200 calendar days. (c) Quarterly (Q) Services – performed 4 times during each 12-month period of the contract at intervals of 80 to 100 calendar days. (d) Monthly (M) Services – preformed 1 time each month of the contract at intervals of 30 days. (e) Daily (D) Services – performed 1 time each day of the contract.
Functional Condition	Capable of serving for its designed purpose.
Furnishings	Furniture, household equipment and miscellaneous items.
General Site Plan	A plan showing what facilities presently exist, facilities proposed for future construction or removal, and the physical locations of both.
Government Property	All property owned by or leased to the Government or acquired by the Government in the course of business; including Government furnished material and equipment provided to the SP under the terms of the contract. The classifications for real estate property is as follows: **CLASS I**: Land. A single parcel or a group of parcels of land. **CLASS II**: Permanent buildings, structures, utilities and installed equipment, which is a part of the building or structure. **CLASS III**: Equipment (other than Industrial Plant Equipment) and all Government-owned personal property of a capital nature having an estimated or actual initial acquisition cost of $1,000 or more. **NOTE:** Temporary buildings are considered Class III property.
Government Publications	Publications adopted or published by the Agencies of the United States Government.
Government Representative	A person(s) designated by the Contracting Officer to be their authorized representative.
Government-Furnished Equipment	Equipment furnished by the Government for use by the SP.

Government-Furnished Property	Property in the possession of, or directly acquired by, the Government and subsequently made available to the SP for use in the performance of work related to the contract. Government furnished property is an inclusive term addressing expendables, material, repair parts, and equipment.
Hazardous Material	Any material defined as such by the Environmental Protection Agency (EPA).
Hazardous Materials (HAZMAT)	Materials that are toxic, poisonous, corrosive, irritating, sensitizing, radioactive, biologically infectious, explosive or flammable, and present a hazard to human health, safety, and the environment. Special handling procedures and disposal facilities are required for their disposal, in compliance with Federal, State and local regulations (See PWS Section C-6).
Hazardous Waste	Any material no longer suited for its original intended use or a by-product of a government process, which is listed by the EPA as a hazardous material.
Hazardous Waste Disposal	The processing of waste (at a facility approved for such processing by the appropriate State or Federal Agency) in a manner that renders it no longer a hazardous to society as defined in Reference 40 Code of Federal Regulations (CFR), Protection of the Environment. Some examples of these procedures are. Chemical treatment, such as neutralization or detoxification; thermal treatment such as incineration or pyrolysis; and recycling through reprocessing or recovery.
Hazardous Wastes (HAZWASTE)	Waste materials that are toxic or poisonous, oxidizers, corrosive, irritating or sensitizing, radioactive, biologically infectious, explosive, or flammable, and that present a significant hazard to human health and the environment as determined by Federal, State or local regulatory authorities. Special handling procedures and facilities are required for their disposal. Any material subject to the Hazardous Waste Manifest Requirements of the U.S. Environmental Protection Agency as specified in 40 CFR Parts 261 and 262.
Help Desk	A point of contact for the purpose of assisting customers.
Herbicides	Any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant.
High Voltage Electrician	Journeyman electrician who works on power units over 600 Volts
High-Temperature Water (HTW)	Water heated above its boiling point but kept in a liquid state by applying pressure.
Historic District	An area (grounds and buildings) specifically designated by the keeper of the historic places register. Any action within the Historic District is subject to review unless specifically excluded by the Base programmatic agreement.
Housekeeping	The care and servicing of property and equipment of an industrial or commercial building or organization, synonymous with

	janitorial and custodial services. Housekeeping includes, but is not limited to, cleaning of cabinets, counters, sinks, windows, blinds, ledges, walls, floors, lighting fixtures, appliances, equipment, tanks, piping and other related appurtenances.
Immediate	Without delay. At once. With no interval of waiting, dead time or delay.
Improved Grounds	Real estate to which development and maintenance measures have been or are being performed.
Indefinite Quantity Contract	A contract with a vendor, which specifies a dollar value; but does not address a specific quantity to be delivered.
Information Systems Coordinator	A designated individual in each of the installation's divisions who coordinates information system needs for the division.
Information Technology (IT)	Hardware, software, and communications systems receiving, storing, processing, and distributing information via electronic means.
Inside Plant	The part of a structure within it's walls, including the IT cabling, electrical conduits, plumbing, heating boilers, central A/C, etc.
Installed Equipment	Equipment and furnishings required for operations and affixed as a part of the real property sometimes called "built-in" equipment.
Insurance Item	Slow moving material or equipment involving long lead times from purchase to delivery. Availability of these items is critical to the continuous and proper operation of the facility.
Integrated Pest Management (IPM)	A planned program incorporating continuous monitoring, education, record keeping, and communication to prevent pests and disease vectors from causing unacceptable damage to operations, people, property, material, or the environment. IPM employs sustainable (effective, economical, environmentally sound) methods to include but is not limited to: education, habitant modification, biological control, genetic control, cultural control, mechanical control, physical control, regulatory control, and where necessary, the judicious use of least hazardous pesticides.
Integrity of a Facility or System	The quality or state of being complete, unbroken, whole, structurally sound, and unimpaired being able to function for its intended purpose.
Inventory Record	A list of items, repair parts, material, equipment or facilities located in a specific area.
Job Order	A document issued to specify and authorize work to be accomplished, using a coded numbering system to identify the related accounting classifications in order to collect costs for the work performed.
Job Order Number (JON)	An accounting method to associate cost with work accomplished. A serialized number assigned to each job order.
Joint Inventory	A physical count of items conducted by individuals representing separate interests for the purpose of determining the quantities of

	property on hand.
Labor Costs	Wages or salaries and associated benefit costs, which can be properly identified with and charged to one specific product or service.
Land Survey	Process of measuring land, conducted in accordance with appropriate cadestrial specifications, designed to identify and locate specific features and identify ownership boundaries.
Landscape	To mold, form and change topsoil and vegetation in a specific area for the purpose of creating a decoration.
Latent Defects	Defects that are hidden or undeveloped and are not visible or apparent at the time of inspection, but which become visible or apparent at some future time.
Legal Federal/Public Holidays	There are ten federal holidays per year. When such holidays fall on a Saturday, the preceding Friday will be observed as the holiday. When such holidays fall on a Sunday, the succeeding Monday will be considered the holiday.
Life Cycle Cost	Total expenses associated with the purchase, installation, maintenance, repair, training and energy requirements of an item over the economic life of the item.
Liquid Chiller	Central Air conditioning system using very cold water. Such system includes all piping, structures, controls, condensing units, evaporators, compressors, fans, motors, valves, refrigerant systems, water circulating pumps, and other related items.
Litter	Trash, wastepaper, garbage, or other matter foreign to the surroundings lying scattered about creating an eye sore.
Local Purchase Contracts	Orders placed against blanket delivery orders and blanket purchase agreements with local vendors not requiring a formalized contract.
Long Range Maintenance Plan (LRMP)	A detailed five years display of Class I (land) and Class II (facilities, installed equipment, utilities, etc.) properties, and the schedule for maintenance and repairs over this period of time.
Lot	The total number of potential service outputs in a surveillance period.
Main (as related to Water Treatment Plant Services)	Large water pipe or sewer system pipe from which other smaller pipes branch from to deliver the domestic water supply or collect sewage for treatment.
Maintenance	In general the recurring, periodic or scheduled work required to repair, preserve or maintain equipment and facilities to a specified level of readiness condition, or to restore systems or components to their initial or on operational condition by overcoming the effects of breakdowns, wear and tear, damage, or deterioration. This includes work undertaken to prevent damage to a system or the system components, which would otherwise be more costly to restore.

Maintenance and Repair (M&R)	The recurrent and unexpected work required for preserving a facility, ensuring longevity and availability for it's designated purpose. Maintenance includes work undertaken to prevent damage to a facility. Maintenance differs from repairs. Repairs involve the unexpected or scheduled replacement of component parts for equipment or facility.
Maintenance and Service (M&S) Equipment	Capital equipment used in the service, maintenance or repair of real estate improvements or other vehicles and equipment.
Maintenance Publications	Technical manuals used in the repair or maintenance of equipment, fixtures and software.
Maintenance Standards	The established level to which facilities and equipment are to be maintained in order to assure maximum overall economy and the protection of the Government's investment.
Marine Corps Exchange (MCX)	An MCCS Non-appropriated fund activity, which encompasses numerous retail stores and services including such as the main retail department stores, 7-day store, gas station, home and garden shop, beauty shop, barbershop, recruit's barbershop. The Exchange also encompasses the dry cleaners, tailor shop, deli and snack bars, Recruit Exchange, furniture store, package store and numerous other personal services.
Master Plan (Electronic Master Plan)	An integrated series of documents that present in graphic, narrative, and tabular form the present composition of the installation and the plan for its future orderly and comprehensive development in order to accomplish the various assigned and future missions in the most efficient and economical manner.
Material	Property that may be incorporated into, or attached to, an end item, or which may be consumed or expended in performance of work. It includes, but is not limited to: clothing, raw and processed materials, repair parts, components, installed equipment, trade tools, and assemblies. Material could be either consumable or durable, expendable or non-expendable.
Material Costs	Costs incurred for such goods as raw materials, repair parts, subassemblies, components and supplies utilized in providing the products or performing the services required. Material costs are part of Non-Labor costs
Materials Handling Equipment (MHE)	Fork lift trucks, towing tractors, warehousing industrial cranes, straddle-carry trucks, pallet trucks, platform trucks, warehousing trailers, and conveyor systems, used in logistics storage, shipping and handling operations.
MAXIMO	A commercial, off-the-shelf, software, for work orders tracking and administration systems modified for Government use, using an Oracle database as its core.

MEANS Compensation Factor	The factor used to adjust SP's proposed labor cost for IDIQ work. SP's proposed labor cost is divided by MEANS labor cost to produce the MCF (displayed as a percentage). MCF value of 1 (displayed as 100%) would indicate the SP is bidding the SP labor cost the same as the MEANS labor cost.
Midyear Review	Review accomplished halfway through the Fiscal Year and addressing the Annual Work Program(s) for the purpose of making additions, deletions or reprogramming of resources to bring them in line with changing mission priorities and new requirements.
Military Construction (MILCON) Projects	New construction, alteration and renovation projects individually funded through Congressional Appropriations and form part of the MCB Camp Pendleton' Master Plan. MILCON work is not part of this contract.
Minor Construction	The erection, installation, or assembly of a new real property facility;, and the addition, expansion, extension, alteration, conversion, or replacement of an existing facility. The relocation of a facility from one location to another. The work associated with related preparation, excavation, filling, landscaping, or other land improvement. Must have an approved cost not more than the amount specified by law as the maximum amount for a minor construction project.
Minor Property	Property valued at less than $15,000, and not considered a capital asset (e.g.,, not plant property).
New Construction	Erection, installation, or assembly of a new real property facility including related equipment, site preparation, excavation, filling and landscaping, or other related land improvements
Non accountable property	Property not accounted for on USMC installation property records.
Non-Potable Water	Water which quality has been impaired. This water does not represent a public health hazard, however, this water presents adverse aesthetic qualities for human consumption; viz.; color, odor, texture.
Non-expendable	Items that are not consumed in use, retain their original identity during the period of use, and require accountability be maintained throughout the life of the item.
Non-recurring Work	Work effort, which is singular in occurrence, non-periodic in nature.
Normal Work/Duty Hours	Unless otherwise specified in the PWS, the SP's regular duty hours shall be 0730 to 1600, five days a week, Monday through Friday, excluding holidays.
Normal Wear and Tear (NWT)	The average amount of aging and deterioration an item or thing will incur under normal usage.
Notice To Proceed	

Nuisance Call	A customer call generating a work order. Causing personnel and equipment to respond. However, the work has been previously completed, no work is required, or the work qualifies as self-help.
Obligation	A contractual commitment made by the Federal Government, requiring funds to be set aside.
Occupant Not Home	The occupants or their representatives are not available, precluding access to the dwelling for the performance of repairs or maintenance.
Official Government Business	Precludes and excludes commercial, private, personal or the appearance of such other business transactions or representation.
On-Site Manager	The person designated by the SP to be physically located at MCB Camp Pendleton and designated to be the official representative (POC) for all actions.
Operational	Capable of being put into use, ready to function for its intended purpose.
Operational Availability	The percentage of time an item is available; calculated by dividing the time an item is available for operations by the total time period.
Operations	The execution of mission requirements using the processes necessary to accomplish the mission.
Ordnance	Ammunitions and explosives.
Original Manufacturer	The manufacturer of the complete item, either commercial or military; whether assembled from parts and components from the same manufacturer, or those furnished by other manufacturers, or a combination of both.
Outside Plant	Residing outside the exterior walls of the buildings or structures.
Overhaul	The restoration of an item to a completely serviceable condition as prescribed by maintenance serviceability standards. To dismantle, examine, and restore equipment and equipment components to the original production condition and manufacturer's specifications.
Packaged HVAC System	Includes heat pumps, roof mounted heating and air conditioners, through the wall heating and air conditioners, ducting, and other related systems. An all-inclusive Heating and Air Conditioning system is incorporated into a single enclosure.
Paved Areas	Includes roads and all paved off-street areas intended for vehicular (wheeled or tracked) usage, including parking lots, hardstand areas, access roads, entranceways to parking areas and buildings, turn around, loading/unloading areas, loading dock areas, etc.
Performance Requirements	The output level required and separating acceptable from unacceptable performance IAW the PRS, AQL and the QASP.
Performance Requirements Summary	A listing of the service outputs under the contract to be evaluated by the Contract Officer's Representative or the Quality

(PRS)	Assurance Evaluators on a regular basis, the surveillance methods to be used for these outputs, and the performance requirements of the listed outputs.
Performance Work Statement (PWS)	A document identifying functional requirements and established standards. The PWS is the framework around which a service contract is prepared. Functional requirements in a PWS are applicable to both Contractor and in-house work forces.
Period-to-Date (PTD)	An accounting period elapsed from the previous submittal of financial data to the present submission data (e.g., bi-weekly, monthly).
Pests	A plant or animal, arthropods (including insects and mites), spiders, weeds, birds, rodents, algae, snails, and organisms visible to the naked eye and through a hand lens, adversely affecting the health, safety and welfare of people and other domesticated animals, or which attack desirable vegetation, real property, supplies, food commodities and equipment.
Pest and Weed Control	Actions implemented through controlled processes with the goal of eradicating, destroying or controlling the growth and propagation of pests while having a minimum impact on the environment.
Pest Inspection	The process of inspecting grounds and real estate improvements for pests before and after treatment in order to locate, evaluate and determine the exact type and extent of any pest infestation, the treatment needed and the adequacy of control measures implemented.
Pesticide	Any substance or mixture of substances (chemical or biological) intended for preventing, destroying, repelling, or mitigating any pest infestation. Any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant. Inclusive terminology for herbicide, insecticide, rodenticide and fungicide.
Plans and Contract Documents	Blueprints and engineering specifications.
Plant Property	Machinery used directly in production process, capital in nature, whose acquisition cost exceeds $15,000, mainly production equipment, MHE, test equipment, machine tools, and accessories or auxiliary items; but, excluding items used for administrative or general plant purposes.
Pleasing Appearance	Having an agreeable aesthetic look, free of deterioration or blemish, similar in appearance to when the item was new, with limited wear and tear.
Pollution	An impairment of the quality of the environment to such a degree as to causes a public “health hazard” condition [see: Contamination].
Potable	Water not containing objectionable pollution, contamination, minerals, or infection; considered suitable for domestic

	consumption.
Potholes	Bowl-shaped holes of various sizes in pavement surfaces resulting from localized failure of the base or sub-base. Also, loose or missing pavement from the finished surface.
Preventive Maintenance (PM)	Systematic and cyclic (periodically scheduled) checks and inspections to identify, manage, and repair deficiencies to preclude repairs. Includes the reporting of deficiencies beyond the scope of PM. All PM's are documented.
Preventive Maintenance Inspection (PMI)	Scheduled inspection involving the systematic examination, lubrication, and adjustment of Classes II, III, and IV properties and their assigned equipment. All PM's are documented.
Primary Surfaced Areas	Highly frequented major arteries of traffic, which have been graded, surfaced, paved or stabilized (other than grass) for the used of vehicular or pedestrian traffic.
Prioritize	The placing of work effort or the assignment of resources in a list or schedule IAW its accepted importance and impact on mission accomplishment.
Proper/Properly	Maintained, performed or executed in accordance with industry standards, or the specifications listed within this PWS.
Property Administrator	An authorized representative of the Contracting Officer assigned to administer the Contract requirements and obligations relating to Government property.
Qualified Person	A person certified capable due to knowledge, training and experience and thoroughly able to manage, converse or execute the installation, construction or operation of apparatus in a safely manner.
Quality Assurance	A Government program used to evaluate product attributes and quality levels of services provided against pre-specified standards and pre-identified performance indicators, and to record such evaluations recommending or causing to effect remedial or corrective action.
Quality Assurance Evaluator (QAE)	The Government representative(s) responsible for performing surveillance and inspection of the required Contractor performance.
Quality Assurance Surveillance Plan (QASP)	A written document established by the Government delineating the procedures for quality assurance surveillance. The document contains the specific methods used by the Government to perform surveillance of the SP's performance.
Quality Control	The actions taken by the SP to control the quality of production, outputs or deliverables to ensure they conform to the contract requirements and specifications.
Quality Control Plan	The document used by the SP to manage, direct and execute quality assurance functions for goods and services produced and delivered; to include procedures for correcting unsatisfactory performance.

Reactive	A situation or occurrence is classified as Reactive (Priority 2) when the failure in service does not immediately endanger personnel or property, but could soon affect the security, health, or well being of personnel or property.
Reactive Work	Reactive work, includes work that, corrects a condition that could become an emergency, responds to a command emphasis, aids an activity in accomplishing its mission, or could affect security, health, or well being of personnel or property. Reactive work may be reclassified as routine work, when a temporary repair is accomplished and to complete the repair requires ordering or fabrication of parts or special equipment.
Real Property	Includes real estate and all improvements there to, from road signs to buildings and infrastructure.
Real Property Inventory (RPI)	A listing maintained by the installation property office identifying all real property.
Recurring Maintenance	The work classification of all maintenance work required to be performed on an ongoing, cyclical basis, such as daily, weekly, monthly, quarterly, semiannually, annually, or biannually. Work performed on a periodic, recurring or standing basis; viz.: preventive maintenance on equipment and facilities.
Recyclable Material	Waste material, which can be reprocessed and transformed into new products, the original products may completely loose its identity in the process.
Refuse	Discarded garbage, ashes, debris, branches, and limbs, waste material, sand blasting grit, wet refuse, etc. Wet refuse results from food consumption and preparation and includes vegetable wastes and animal bones, fat, scraps, etc. The term refuse does not include infectious or hazardous waste or bulky items such as appliances, furniture, trees, large branches, large auto parts and components, etc.
Repair	The restoration of a piece of equipment, a system, or a facility to a condition it can be effectively utilized for its' designated purposed. The overhaul, reprocessing, or replacement of constituent parts of materials from a piece of equipment deteriorated by actions of the elements or usage and not corrected through maintenance.
Requisition	An authoritative demand for resources; e.g.: personnel, supplies, or services authorized, but not made available without a specific request.
Resources	Consists of labor and non-labor to include: management personnel, labor, supplies and equipment on hand, and financial assets available to acquire additional resources to accomplish the mission requirements.
Response Time	The elapsed time between Service Provider's initial receipt of a Work Order to the arrival of a competent technician at the work site with appropriate tools, equipment, and materials ready to

	perform the required work.
Restricted Area	Physical, geographical location or equipment designated by the Commanding Officer as requiring controlled access by personnel for security reasons or their safeguard and protection due to safety considerations. On the contract start date the Contracting Officer will provide a list of restricted areas to the SP.
Rework	A requirement for the SP to return to the customer's location and perform repairs due to the SP's inability to remedy the situation during the previous work order.
Routine	Situation or occurrence that would not adversely affect a facility, property or personnel if a response was not made in a timely manner, e.g.; painting, completion of repairs (after temporary repair) when parts are available, or scheduled work.
Safety Hazard	Any condition or deficiency causing a piece of equipment or facility to present a danger to health, limb, life or the integrity of the equipment rendering it unsafe for operation or inhabitation.
Sample	One or more service outputs drawn from a lot in accordance with statistical random sampling procedures to be evaluated by Government representatives for the purpose of quality assurance surveillance. The sample size is the number of outputs represented in the sample.
Sanitary Collection System	A system carrying liquid and water-borne wastes from residences, commercial buildings, industrial plants, and institutions.
Scheduled Work	PM type work is considered scheduled, recurrent and periodic work. Also included in this category are maintenance and repair requiring separate job planning, estimating and scheduling with a total labor budget of more than 24 labor hours and or an estimated cost in excess of $2500.00 to complete (includes minor and specific work).
Semi-Improved Grounds	Surface areas having received minor preparation, at a minimal cost, requiring periodic maintenance, to a lesser level than improved grounds, to be rendered marginally usable.
Sensitive Material	Material requiring other than normal handling and safeguard; e.g.: hazardous, pilferable, refrigerated, controlled substance, and classified.
Service Contract Act	As amended (41 U.S.C. §351, *et seq.* (1994)) (SCA or Act), requires the Secretary of Labor to determine minimum wage and fringe benefit rates for service workers employed on Federal service contracts. Responsibility for implementing the Act is delegated to the Labor Department's Wage and Hour Administrator. 29 C.F.R. §4.3(a).
Service Provider	The organization performing the work detailed in the PWS and any subcontractor retained by them.

Service Provider Property	All property owned or leased by the SP.
Service Provider-Furnished Property	Material, supplies, and equipment owned or leased by the SP and used in the accomplishment of the PWS workload; to which the title or legal rights to exclusive use remain with the SP and any sub-contractor.
Serviceable	The condition of an item, which denotes available and ready for use in the manner for which it was manufactured.
Service Work	Work that is relatively minor in scope, and is no more than $2500 labor and materials combined.
Sewage	Liquid refuse with solid waste matter in suspension.
Sidewalk	A raised path or walkway along the side of a road or building constructed to specifications and designed for the use of pedestrians.
Sludge	Accumulated settled solids deposited from treated sewage collected in tanks or basins, and containing more or less water to form a semi-liquid, gelatinous mass.
Sludge Pump	A pump capable of pumping wet sludge.
Solid Waste	Garbage, refuse, sludge, and other discarded solid materials resulting from industrial, commercial operations, or from community activities.
Solvents	A broad category of organic chemicals (those made of carbon, hydrogen, and oxygen) capable of dissolving other substances and forming a uniformly dispersed solution. They are of concern due to their toxic and sometimes flammable properties.
Spalling	Deterioration of a concrete pavement or walkway, resulting in more than one-half inch difference in the finished grade, within five inches in any direction, or causing the aggregate to be exposed.
Specifications	Technical description and enumerated requirements for a project.
Stabilized Areas	Areas improved from their natural condition by mechanical means (compaction) with or without the addition of stabilizing agents.
Standard	A measure for comparison; an objective criterion; a benchmark or yardstick against which a service or product will be measured against for compliance and quality.
Standard Operating Procedures (SOPs)	A set of instructions covering those features of operational processes and tasks, needed to be performed in a specific and consistent manner each time they occur. The procedure is applicable unless ordered otherwise.
Standing Work Order (SJO)	A work authorization providing for the repeated performance of work tasks on a recurring cycle for which costs (labor and non-labor) are accumulated for a specified period of time, usually a fiscal year.
Streets	Paved surfaces designed for automobile traffic.

Surfaced Areas	Covers all graded, paved, or stabilized (other than grass) areas such as roads, streets, service drives, walks, parking areas, and open storage areas used for vehicular, tracked, aircraft, or pedestrian traffic, including base and sub-base courses.
Tenant	Unit or activity from a different command assigned (not attached) to the installation (host) and requiring a certain level of support such as; but, not limited to: security, fire protection, medical, maintenance.
Tenant Activity	Those mission activities executed by a unit from a separate command assigned to the installation as a tenant.
Timely Manner	Accomplished at a time and in a manner making the action appropriate. Alternatively, accomplished in a manner consistent with industry standards.
Tools	In addition to capital equipment/assets, common hand and power Tools
Transient	Individual's civilian and military personnel, other Defense Services and Marine units, arriving at MCB Camp Pendleton on a temporary assignment status (not more than 180 days) and requiring Base support.
Truck Stock	A pre expended bin or rolling stock.
Un-funded Facilities Deficiencies	Maintenance and repair work required for real estate improvements to attain operational levels, which cannot be accomplished due to the lack of fiscal resources. Those items on the work plan which cannot be included in the work program until funding is available.
Unimproved Grounds	Grounds other than improved or semi-improved.
Upheaval	A localized upward displacement of a pavement due to swelling of the sub-grade or some portion of the pavement structure.
Usable	The quality or state of being serviceable. Being ready to be used productively.
Utilities	Electricity, natural and liquefied gas, HTHW, water, and sewage.
Utility Distribution System	A system, including distribution and transmission lines, substations, and installed equipment which forms an integral part of the system infrastructure; by which water, steam, High Temp Hot Water, electricity, natural gas, sewage, or other utility services are transmitted between (1) the outside of the building or structure in which the services are used, and (2) the point of origin or disposal, or the connection integrating with some other system. It does not include communication services as these are reflected under IT.
Waste/Wastes	For the purpose of this PWS, the terms "waste" and "wastes" are defined as both non-regulated wastes and regulated substances; e.g.: hazardous materials; hazardous wastes; petroleum, oils, lubricants (POL) and byproducts; batteries; fluorescent light tubes; antifreeze and hydraulic fluids, solvent.

Weight Handling Equipment (WHE)	Equipment such as cranes, which is normally used for lifting, moving, and placing heavy material or equipment. This includes mobile or transportable truck mounted cranes. The term also includes captive cranes, overhead cranes, and hoists.
Work Control	The control of all work accomplished under this contract. The system shall utilize work authorizing documents and applicable support documentation, and shall also ensure controls and reports on the work effort as well as costs incurred by both labor and materials.
Work-Day	A calendar day, Sunday through Saturday, consisting of three eight hours shifts: day, swing and grave yard; less Federal Holidays, during which work is performed by the SP.
Work Order	A work request that has been approved for accomplishment and is assigned to the appropriate shop for action.
Work Reception	An integral center of responsibility utilized in receiving, assigning, directing, supervising and approving related work.
Work Request	A form used to record the customer's need into the MAXIMO system and to request from the appropriate work center the preparation of a cost estimate or the performance of IDIQ work.
Work Request/Order Status Report	A document or report reflecting the estimated costs, starting and completion dates, and the present situation pertaining to the work requests.

C-3 GOVERNMENT FURNISHED PROPERTY (GFP), MATERIALS, AND SERVICES

3.1 General

In accordance with FAR 52.245-19 the Government will furnish "certain property in an "as-is" condition in accordance with FAC 5252.245-9300, i.e. facilities, equipment, vehicles, materials, and services, including utilities and in specific areas scheduled maintenance, that the SP, in its discretion, may accept or reject. GFP consists of Government Furnished Facilities (GFF), Government Furnished Equipment (GFE), Government Furnished Vehicles (GFV), and Government Furnished Material (GFM). GFP shall be used to perform work in the PWS and is for official Government business only. Refer to the list of GFF to be provided in Section J-C4 and GFE in Section J-C6.

3.2 Use and safeguarding of Government Furnished Property and Government Furnished Services.

GFP and GFS may be used solely and exclusively for performance of work under this PWS, and for no other purpose whatsoever. The SP shall safeguard GFP and take reasonable precautions to prevent fraud, waste, and abuse. The SP shall designate at least one primary and one alternate custodian whose responsibility it is to receive, account for, and safeguard GFP. The SP shall advise the contracting officer of the custodians within 15 days of contract award.

3.3 Joint Inventory

The SP and the DGR shall inspect GFP and inventory within 30 calendar days of the start of the transition period, and 10 calendar days prior to the end of the contract performance period. The inspection and inventory shall detail the material condition and quantity of such GFP and determine the exact number, location and serviceability of GFE and GFV. The SP shall certify the GFE AND GFV inspections and inventories, assume accountability for all GFP, and subsequently report any discrepancies to the DGR. GFP shall not be altered without prior written notification and approval of the DGR. The SP, within 5 days of completion of an inspection or inventory, shall notify the DGR, in writing, of any disagreement regarding the material condition of GFP, to which the DGR will respond within 15 calendar days.

3.4 Property Management Plan

The SP shall prepare and submit to the DGR a a Government Property Management Plan within 30 days after Notice-To-Proceed, which shall encompass the requirements contained in FAR 52.245-2 and FAR 45.5.

3.5 Annual Inventory.

The SP shall also perform an annual inspection and inventory of GFP, to be conducted during the anniversary month of the initial joint inspection and inventory, and submit a report of same to the DGR within 10 workdays of the date they are completed. The report shall indicate shortage, loss, or destruction of and damage and excessive wear and tear to GFP. (Note: Excessive wear and tear may be based on historic information or a comparison between other models of similar type and usage.) Note: The SP is liable for shortage, loss, or destruction of and damage and excessive wear and tear to GFP.

3.6 Return of GFP.

The SP may, at any time, return GFP it no longer needs for the performance of this PWS; however, returned GFP will not be replaced by the Government, and the unavailability or lack of GFP under these circumstances will not excuse nonperformance, or justify increase in cost to the Government. The SP shall notify the Government in writing of its intent to return GFP.

3.7 Quality.

If the quality of an item is not specified in this contract, it shall be deemed to be of an acceptable industrial grade and quality, equal to or better than the manufacturer's original, and compatible with existing systems. All equipment, parts, supplies, and tools shall be capable of performing the service or doing the job in accordance with this specification. The DGR may require test data showing materials or supplies procured by the SP meet the specifications.

3.8 Government Furnished Facilities (GFF)

The Government will provide the GFF set forth in J-C4. The SP shall maintain all of real property, fixtures, and appurtenances (GFF) made available for use under this contract. The SP shall determine which facilities they will use and identify to the DGR. The SP may, at its own expense, alter or improve GFF, if authorized by the DGR, to whom detailed proposals shall be submitted in advance. Alterations and improvements to GFF become property of the Government. Note: The SP is liable for destruction of damage, excessive wear and tear to GFF that is a result from negligence, improper use or lack of maintenance by the SP. Due to changing nature of Government needs, the Government reserves the right to reassign all facilities as required.

3.8.1 Government Owned Facilities SP Operated Responsibility

The SP shall be held legally and financially responsible for the cost of any repairs caused by the actions, in-actions, negligence, or intentional misconduct of SP employees to Government furnished facilities and equipment.

3.9 Government Furnished Tools and Equipment (GFE)

The Government will provide the GFE (valued in excess of $500.00) listed in J-C6 (equipment) and a printed copy (tools in the TRC (Bldg. 22115), in "as is" condition. Upon termination of the contract, the SP shall return all GFE to the Government in the same condition as received, normal wear and tear accepted, or provide like kind replacement equipment acceptable and at no additional cost to the Government. During the performance period, the SP may, with the approval of the DGR, provide non-Government furnished equipment, provided that labor costs are reduced and/or overall efficiency is promoted thereby. The Service Provider shall perform work listed in the PWS regardless of the availability of Government furnished equipment.

3.9.1 Missing, Stolen, Lost, and Recovered Property.

The SP shall comply with all Government rules and regulations, contained in Section C-6 and elsewhere in this PWS, pertaining to GFE lost, missing, stolen, damaged, abused (excessive wear and tear), or destroyed while in the SP's possession.

3.9.2 Repair vs. Replacement.

During the course of the contract, tools and equipment, which become worn out due to normal wear and tear, shall be returned to the Government. GFE shall not be replaced if it can be repaired or rebuilt, to return it to the condition existing at the time it was accepted by the SP. If the repair estimate exceeds 50% of the replacement cost, the SP shall contact the DGR for approval to replace the item. The DGR will closely monitor repair and replacement of GFE. Note: The SP is liable for destruction of damage, excessive wear and tear to GFF that is a result from negligence, improper use or lack of maintence by the SP.

3.9.3 Disposal, Salvage, Reclamation, and recycling.

The SP shall collect, process, and deliver to the Defense Reutilization and Marketing Office (DRMO) all Government property identified by the DGR for disposal. The SP shall request disposition instructions from the DGR for Government property rejected by DRMO. Items of salvage shall be processed through the DRMO, with DGR approval, for delivery at the local salvage yard bldg. 2243 (credits revert to the U.S. Treasury).

3.9.4 Additional GFE

When additional tools are required as a result of introduction of new products, or upgraded products, the SP and the DGR will determine which tools will be furnishedby the Government.

3.9.5 Inventory of Manuals and Catalogs.

Technical manuals for maintenance and repairs, Government Publications and Forms, equipment operating manuals and suppliers catalogs presently on-hand will be made available to the SP. These will be available in hard copy format, and/or through use of the Marine Corps Internet or Intranet. A joint inventory of these publications shall

be taken during the initial SP and the Government joint GFP inventory. The SP shall maintain a library of technical publications.

3.9.6 Leased Equipment:

The Government will arrange for maintenance and repair of equipment leased or rented by the Government and provided to the SP. This will include computer equipment (ADP) that will be provided by the NMCI (Navy/Marine Corps Intranet) contract. In the case of loss or damage of leased equipment beyond normal wear and tear, the SP shall be liable to and shall reimburse the Government for 100 percent of all expenses incurred. The provisions of the Government lease agreements setting forth liability for loss or damage to leased equipment will be made available for the SP's inspection upon written request to the DGR.

3.9.7 Other Equipment.

The Government will provide the computers and peripheral equipment available and listed in Attachment J-C 30 for use in the performance of official business as described in this SECTION. In addition to the maintenance requirements of FAR 52.245-11(g), the SP shall be responsible for actions IAW manufacturer warranties, the first time troubleshooting Automated Data Processing (ADP) reported problems, exterior cleaning of workstations and printers, replacement of printer consumable components (i.e., printer cartridges, paper, etc.), and the installation/relocation of Automated Data Processing Equipment (ADPE). The SP shall not alter any Government Furnished Software without the written approval of the DGR. The SP is permitted to upgrade/maintain Government Furnished, commercially available software as long as it does not impact compatibility with Government Furnished Systems and Communications. The SP shall submit all proposed changes (i.e. upgrades, replacements, etc.) of ADPE, regardless of whether it is Government Furnished or SP provided, in writing to the DGR for approval prior to implementation. The Government will review and provide or recommend changes to the SP within five (5) working days of receipt of the SP proposed changes.

3.10 Government Furnished Repair Parts (Insurance Items)

Experience has shown some parts and materials are required for emergency response work. Parts and materials with a long lead-time as a requirement for emergency repairs must be stocked to ensure repair of critical equipment in the event of failure. The Government will provide the SP an initial minimum inventory quantity of insurance items for issue, as listed in Attachment J-C 7. The SP shall maintain at least the minimum quantity of all the items specified. Insurance items are to be used by the SP only for the maintenance and repair of designated facilities and systems, as follows:

a) Only for the systems and equipment for which they are being held in inventory.

b) Once an insurance part or material is expended, a replacement insurance item shall be ordered within 24 hours after the inventory minimum order quantity is reached.

c) The SP shall bear the cost of replacement for all insurance items. Upon completion or termination of the contract, all insurance items shall be returned to the Government in the minimum specified quantities.

3.10.1 Conduct Joint Inventory for Repair Parts

A joint inventory shall be conducted with the DGR no later than five days before commencing work under the terms of this PWS. The purpose of the joint inventory will be to determine the exact amount and the serviceability status of Government furnished insurance items. The SP shall then certify the findings of the joint inventory, assume accounting and servicing responsibility for all insurance items supplied by the Government and shall provide supporting issue or use of such items. Upon depletion of insurance items provided by the Government to the SP, replenishment and the purchase of additional parts and materials shall be the expense and responsibility of the SP. Upon completion or termination of this contract a second joint inventory shall be conducted of all unused Government furnished insurance items. Before returning the inventory to the Government, the SP shall bring all levels of insurance items to the initial inventory levels. The SP shall be held liable for all insurance items, which cannot be accounted for through issue or use documentation.

3.11 Vehicles.

The Government will furnish specific vehicles and equipment as listed in Attachment J-C 6 for use under the terms and requirements of this contract. Additional vehicles that the SP may require will be purchased or leased at the SP's expense including fuel. The SP shall indicate in its proposal the vehicles listed in Attachment J-C 6 that it intends to use in performance of this Performance Work Statement. Vehicles listed in J-C 6 that are not required will be returned at contract start to the Southwest Regional Fleet Transportation (SWRFT). SWRFT monitors vehicle usage on a monthly basis and will request return of under utilized vehicles.

3.11.1 Operator's License

The SP shall ensure that the assigned SP staff, responsible for operating assigned Government Furnished Vehicles/Equipment (GOV) (see Attachment J-C 6), have the applicable California operator's license.

3.11.2 Vehicle Maintenance.

The Government will provide all maintenance and repairs to motor vehicles and other transportation related equipment listed in Attachment J-C 6. The SP shall perform operator maintenance (owner operator type) i.e. check fluid levels, belts, battery, safety items, Attachments and lubricate all points specified by manufacturers daily (PM) maintenance requirements. The SP shall reimburse the Government for any maintenance/repairs required, as a result of at-fault accidents, abuse, misuse, negligence, or intentional misconduct of SP employees. The Service Provider shall

perform work listed in the PWS regardless of the availability of Government furnished vehicles.

3.11.2.1 Vehicle Fuel

The Government will provide access to on-Base fueling stations for the Government Furnished Vehicles and Equipment listed in the J-C 6 dedicated to the work requirements of this contract. Fuel will be dispensed from the Government USMC filling stations for Government owned or leased equipment or vehicles on Base except for the remote fueling for heavy equipment and generators. All non-government furnished vehicles and equipment will not be provided access to on-base fueling stations. The SP shall maintain the emergency generator fuel levels above the ¾ tank level. The SP shall coordinate remote fueling requirements with the DGR. The SP shall be responsible for the storage and dispensing of fuel to SP provided vehicles and equipment.

3.11.2.2 Vehicle Mileage Report

The SP shall submit a monthly mileage/hours report to the DGR for each vehicle supplied by the Government that is equipped with an odometer and or hour meter. The DGR will designate report format.

3.11.3 Materials /Replenishment

The SP shall replenish depleted GFM (listed in J-C 8), as required, and only in the amount(s) reasonably necessary, to perform this PWS. The SP shall charge the cost of materials it replenishes against the designated materials contract line item number. At the conclusion of the performance period, as extended, the SP shall return same on-hand inventory of remaining materials to the Government as initially accepted. For any single item requiring materials or parts costing between $2,500.00 to $ 5,000.00 threshold, SP shall obtain DGR authorization in writing. For any single item requiring materials or parts costing in excess of a $5,000.00 threshold require a cost comparison and Government authorization in writing. The SP shall provide a copy of the associated preventive maintenance records and a detailed cost comparison, from a minimum of three vendors. This cost comparison shall address the impact of not procuring the item and any alternatives. Any item replaced vice repair becomes the property of the Government. Any replacement item shall meet the same performance criteria and quality standards as the original item or better.

3.12 Government Furnished Services

3.12.1 Utilities.

The Government will furnish or make available to the SP for use under the terms of this SECTION the following utility services to be used at the government furnished facilities within the installation: electricity, water, sewer, High Temperature Hot Water (HTHW), and natural gas. The SP shall ensure that all employees use methods to conserve utilities.

3.12.2 Phone Service.

The Government will provide class 04 lines with DSN access - for official use within the local calling area, and class 03 telephone service for on-Base use. Long distance service (class 01 or 06) shall be at SP's expense. SP personnel shall not relocate government furnished telephone equipment or in any way tamper with the telephone distribution system. The SP shall notify the DGR when maintenance, repair, or service changes are required. The SP shall coordinate all SP initiated upgrades or changes in service with the DGR and the SP shall be responsible for all costs associated with SP initiated upgrades or changes in service.

3.12.3 Custodial Services.

The Government does not provide custodial services. It is the responsibility of the SP to keep areas dedicated to the SP clean and well kept.

3.12.4 Refuse and Recyclable Collection.

The Government will provide the SP with assigned exterior refuse dumpsters and recyclable containers, and the SP shall not dispose of any hazardous material/waste in these containers.

3.12.5 Local Area Network (LAN) Capabilities.

The Government will furnish the SP with access to the existing Local Area Network (LAN) with Internet access. The Government is in the process of conversion from the LAN system to NMCI and associated equipment will be furnished to the SP. The Government will be responsible for connectivity of equipment to the existing access point. The SP shall notify the DGR when maintenance, repair or change in service is required. SP personnel shall not relocate government furnished access points to the LAN or in any way tamper with the LAN lines. The Government is responsible for approving SP requests for upgrades or changes in the LAN service provided at the Governments discretion. The Government will furnish the SP with access to the MCB CPEN electronic mail system along with any necessary software packages. These systems shall be utilized for official business only.

3.12.6 Police and Fire Protection.

The Government will provide required police and fire protection. The SP shall notify the appropriate office for emergency services and shall cooperate with all police and fire programs, drills, and instructions referenced in Section C-6.

3.12.7 Medical.

The Government will provide emergency medical care in Government facilities to SP personnel who suffer on-the-job injury or disease. Care will be rendered and charged at the rates in effect at the time of treatment. The SP shall reimburse the Naval Regional Medical Center Collection Agent upon receipt of billing statement.

3.12.8 Classified Storage Containers.

The Government will provide the SP with classified storage containers to the extent necessary for contract performance.

3.12.9 Training.

The Government will provide training on Government Provided data systems to include but not limited to: Energy Management System (UNITY) and the Computerized Maintenance Management System (MAXIMO). This training will involve a "train the trainer" approach. The Government will provide the SP with a set of documents to support the training of its personnel. The SP shall provide a list of individuals that have been identified for training to the DGR within 60 days following contract award. The SP shall coordinate with the DGR to establish a schedule for training during the transition period. Any additional training, including that provided after the transition period, will be the responsibility of the SP with the exception of training associated with major system upgrades, which shall be coordinated through the DGR.

C-4 SERVICE PROVIDER (SP) ITEMS

4.1 General

Except for the items listed in technical exhibits as government furnished, the SP shall supply at the SP's own expense all other required or needed facilities, tools, equipment, repair parts, materials, and services to perform the workload and comply with the terms and conditions of the contract.

4.1.1 SP Furnished Material

All replacement units, parts, components and materials supplied by the SP and used in the maintenance, repair, and alteration of buildings, facilities and equipment shall be compatible with existing equipment on which it is used; shall be of equal or better quality than original equipment specifications; shall comply with applicable Government, commercial, or industrial standards such as National Board of Underwriters, Underwriters' Laboratories, National Board of Fire Underwriters, National Electrical Manufacturer's Association and American Society of Mechanical Engineers; shall conform to the PWS specifications; and shall be used in accordance with original design and manufacturer's intent.

4.1.2 SP Supply Source

It is the SP's responsibility to select supply sources and arrange for delivery to meet contract requirements. Failure of any supply system chosen by the SP shall not in any way relieve the SP of the responsibility to meet contractual requirements.

4.1.3 Compliance

SP furnished items found not to comply with acceptable manufacturing standards and performance requirements shall be replaced promptly at the SP's expense. All substitute parts and materials must be approved by the DGR, prior to incorporation into the contract work by the SP. (Ref. FAR 52.236-5, "MATERIAL AND WORKMANSHIP")

4.1.4 Residual Material

The SP shall return to the Government any residual material at the termination or completion of this contract. Residual-material may include original GFM or similar SP acquired materials.

4.2 SP Furnished Services.

Except for Government Furnished Services, the SP shall be responsible for providing all services necessary to perform the requirements of this contract.

4.3 Quality and Safety.

All SP furnished items shall meet the same or superior safety requirements as those established for Government equipment. The SP shall ensure its property is in a safe and operable condition at all times. The quality of an item not specified in this contract shall be intended for industrial use, equal to or better than the manufacturer's

original, and compatible with existing systems. All equipment, parts, supplies, and tools shall be capable of performing the service or doing the job in accordance with this contract. Failure to perform as required is not justification for the SP's inability to meet workload demands, quality levels or deadlines as specified and required in the contract.

4.3.1 Certifications and Permits.

The SP shall at the SP's own expense, without additional expense to the Government, obtain all certifications, appointments, licenses, and permits required to perform work under this contract. The SP shall comply with applicable federal, state, and local laws, regulations, and rules. Evidence of such permits and licenses shall be provided to the DGR before work commences and at other times as requested by QAEs, regulators and officials of the Federal Government, State Government and local Government. In the case of new employees, the required certifications and permits shall be obtained no later than five work days after the date of hire or as specified by the DGR.

4.3.2 Penalties and Fines.

The SP shall be responsible for the satisfaction of applicable Local, State and Federal regulatory agency requirements. In the event a regulatory agency assesses a monetary fine against the Government for a violation(s) caused by SP's actions, omissions, negligence, intentional conduct, or other improper performance, the SP shall reimburse the Government for the amount of the fine plus other costs and expenses. The Government may also offset from the SP's invoice any actual losses or damages incurred as a result of non-performance, intentional misconduct or negligence by the SP.

4.3.3 Failure to Perform.

If the SP fails to perform in accordance with the requirements of the contract, causing a "mission impairment" situation as determined by the DGR; the SP shall grant the government rights of use and access to the SP furnished facilities, tools, equipment, repair parts, materials, and services in order for the government to perform the functions and requirements under the contract and cure the "mission impairment" condition.

4.3.4 Disposition at Termination or Completion.

At termination or completion of the contract period or after notification of non-renewal of option years the SP must remove all SP property from the installation within 30 calendar days of termination or completion of the contract. The Government will not be responsible for any SP owned property left behind after contract completion or termination. If the SP does not remove said property from the installation within the 30 days, unless written approval for extension is provided, the Government will dispose of the property at SP's expense.

C-5 SPECIFIC TASKS

5.1 General Requirements

The SP shall furnish all personnel, supervision, management, quality control, equipment, supplies and materials, as necessary to efficiently perform the requirements as specified in this contract aboard MCB CPEN, MCAS CPEN, Naval Hospital, Naval Weapons Station Seal Beach Annex Fallbrook, Mountain Warfare Training Center (MWTC) and for all reimbursable tenant commands and authorized customers. The Family Housing areas that are included in this requirement are San Mateo Point, 61 Area, 76 units; San Onofre I & II, 51 Area, 900 units; San Onofre Mobile Home Park, 51 Area, 250 units; Stuart Mesa, 31 Area, 1498 units; Pacific View 20 Area, 373 units; and the Ranch House bldg 24154. The SP shall be capable of providing all services described within normal working hours or as delineated in the contract.

Some base and tenant organizations will continue to perform minor maintenance tasks that are not included in the workload data provided in J-C 1. Workload data in J-C 1 represents emergency and other maintenance support, which will be provided by the SP. The DGR will instruct the SP as to how many work orders reimbursable customers have purchased. The number of work orders for MCAS CPEN and the Naval Hospital are identified in J-C 3, JL6, Facilities Maintenance.

The following functions shall be performed aboard MCB CPEN:

- Maintenance and Repair of Real Property
- Landfill Operations and Maintenance
- Utilities Operations and Maintenance
- Maintenance of Improved and Unimproved Roads and Grounds
- Maintenance and Repair of Ranges

Historical data ("Historical Workload Data FY 2002") regarding the work required to be performed under this contract is included in Attachment J-C 1**.** The data contained in the "Historical Workload Data FY 2002" is data compiled from FY 2002. The FY 2002 workload data is provided as information on the breadth and scope of the services required and may not reflect future workload.

5.1.1 PLAN REVIEW

5.1.1.1 REQUIREMENTS:

Plan review shall be completed by competent reviewers, knowledgeable of the existing conditions and maintenance trends for the facility designed for construction or renovation. All review comments shall be consolidated and reviewed by the Quality Control Manager.

5.1.1.2 DESCRIPTION OF WORK:

The SP shall provide reviews of proposed capital improvements or major renovations proposed as work outside the scope of this contract. This work will typically include, but not be limited to Military Construction design build Requests for Proposal and completed multi-disciplinary designs for renovations to existing facilities. The SP shall provide timely comments on the impact of maintenance effort and maintenance costs for proposed work and shall include listing of noted facilities deficiencies in backlogged work to ensure all requirements are addressed.

5.1.1.3 ASSOCIATED WORKLOAD:

The Camp Pendleton program typically consists of Military Construction projects and Special Projects (minor construction or repair). There were 45 plan reviews during FY 2002.

5.1.1.4 QUALITY STANDARD:

All reviews shall be accurate and completed within 14 days of receipt with 95% success and no review over 21 days.

5.1.1.5 REQUIRED REPORTS:

The SP shall provide consolidated comments (either electronically or hard copy) in the format provided with each review to the DGR with a certification of concurrence from the Quality Control Manger.

5.1.2 TECHNICAL RESOURCE CENTER

5.1.2.1 REQUIREMENTS:

While updated and maintained by the SP, the Technical Resource Center shall remain the property of the Government and shall be jointly inspected annually by the SP and DGR and turned over to the DGR upon termination of the contract. During future proposal periods, this information shall be made available to any and all proposers, including Governmental organizations. Should the Government opt to privatize the existing utility systems, the SP shall be required to inventory and turnover all information applicable to each water, wastewater, gas and electric systems or to provide a copy of all existing information to the privatization contractor.

5.1.2.2 DESCRIPTION OF WORK:

The SP shall maintain and update the Technical Resource Center in an organized and orderly manner to include (as a minimum) all operations and maintenance manuals, preventative maintenance plans, inventories of all building system components (starting with the equipment inventory, J-C 6, provided herein), warranty information, applicable codes, building history files (in MAXIMO), and reference information required for the efficient and proficient execution of the work required herein. The SP shall maintain a current and accurate computerized inventory list of all materials in the Technical Resource Center, including locations. Additionally, within the first year of the contract, the SP shall be required to update those equipment inventories provided herein to 80% accuracy for all pieces of equipment. For years 2 – 4 of this contract, the SP shall be required to improve the accuracy of this data 5% per year (year 2 – 85%, year 3 – 90%, year 4 – 95%). The SP shall maintain this accuracy through the life of the contract. This accuracy is currently estimated at 75%. Finally, the SP shall provide this information at a customer service counter to all parties during normal working hours. Requests for information shall be provided as timely as is reasonable, not to exceed 3 working days from receipt of request. All emergency requests for information shall be responded to within 1 hour of time of receipt.

5.1.2.3 ASSOCIATED WORKLOAD:

The workload required is the management effort for each year of the contract.

5.1.2.4 QUALITY STANDARD:

a. The Technical Resource Center inventory shall be not less than 90% accurate, validated by 5% random inspections quarterly.

b. Equipment listings shall be maintained to not less than 95% inventory, validated quarterly by 5% inspection.

c. Provide customer service information within 1 working day for all requests with fewer than 2% of requests exceeding 3 working days.

d. Provide emergency requests for information 98% of the time.

5.1.2.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of the accuracy of the inventory, accuracy of equipment listings and average and maximum times to respond to requests for information.

5.1.3 WARRANTY MANAGEMENT

5.1.3.1 REQUIREMENTS:

The SP shall update and maintain information on warranties in the Technical Resource Center.

5.1.3.2 DESCRIPTION OF WORK:

a. The SP shall maintain and update a listing of all warranties provided under this contract. For work under this contract, all IDIQ construction work shall be warranted for one year and the SP shall provide all labor, equipment, and materials required to correct the warranted work at no expense to the Government.

b. For existing or new facilities warranted by other service providers, the SP shall conduct an inspection of each warranted work order deficiency, determine if the work is appropriately covered under warranty or a result of vandalism, and report to the DGR.

c. For existing or new equipment warranted by other service providers, the SP shall conduct an inspection of each warranted work order deficiency, determine if the work is appropriately covered under warranty or a result of vandalism, and report to the DGR.

d. In the case of emergencies, the SP shall rectify or secure the emergency within the timeframes required for emergency work notwithstanding the timeframes in this section. This work shall be included under service work in associated sections and shall be credited to the SP when an emergency is arrested.

e. For facilities/equipment warranted by other service providers, which are not defined as emergencies in this contract, the SP shall not respond to work orders without DGR review and approval of inspection report.

5.1.3.3 ASSOCIATED WORKLOAD:

106 warranty-related work orders were performed in FY02 by other service providers for inspection excluding re-work.

5.1.3.4 QUALITY STANDARD:

a. The SP shall respond to all identified warranty work within 1 working day of notification and initiate all work under SP warranty within 3 working days and complete all such work within 7 working days with 95% accuracy for work completed under this contract.

b. The SP shall complete warranty inspections for all other service provider warranties within 3 working days of notification and provide reports to the DGR within 24 hours thereafter for 95% of warranty inspections for work completed by others.

5.1.3.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all warranty work completed on work initially completed under this contract to the DGR. The SP shall provide a report within 24 hours of inspection of work warranted by others.

5.1.4 UTILITY LOCATER SERVICES

5.1.4.1 REQUIREMENTS:

The SP shall provide all specialized equipment to effect location of underground utilities including water, sewer, electrical, storm water and gas lines. The SP shall ensure that all utilities are located and protected from damage, to the best of his ability. The SP shall pot hole within two feet of all utility lines before digging.

5.1.4.2 DESCRIPTION OF WORK:

a. The SP shall review existing and update technical information including, but not limited to: as-built plans to minimize damage to utility systems resulting from digging performed both by the SP and by others.

b. The SP shall field inspect and clearly mark all underground utilities in the area required by request. When field conditions differ from existing as-built drawings, update drawings and GIS maps to reflect actual utility location.

c. The SP shall provide locator services for work completed both by the SP and by other service providers. The workload data includes all anticipated locator services, both by the SP and by others.

d. The SP shall coordinate all locator services with both Dig Alert and Base Telephone for location of other than Base owned utility services and telephone services.

5.1.4.3 ASSOCIATED WORKLOAD:

486 locates were performed in FY02**.**

5.1.4.4 QUALITY STANDARD:

a. The SP shall complete all routine locater services within 7 working days 90% of the time. At no time shall a request be completed in excess of 15 working days. The SP shall complete all requested locater services within 1 hour for emergency requests 95% of the time with no request completed more than 3 hours.

5.1.4.5 REQUIRED REPORTS:

The SP shall provide an annual report of all locates completed, including time for completion and the average time to complete.

5.1.5 FACILITY CONDITION ASSESMENT

5.1.5.1 REQUIREMENTS:

Inspections shall be completed by competent facility inspectors, knowledgeable of current codes, standards and current USMC programs including Commanding Officers Readiness Reporting System (CORRS) and Backlog of Maintenance and Repair Report (BMAR). All inspection results shall be consolidated and reviewed by the Quality Control Manager and used by the Base Command to formulate the CORRS and BMAR. The SP will provide a MAXIMO generated schedule of facilities inspections.

5.1.5.2 DESCRIPTION OF WORK:

a. The SP shall conduct inspections and compile an Annual Inspection Summary (AIS) in accordance with Marine Corps Order P11000.

b. The SP shall input inspection results into the MAXIMO system and generate work orders to correct noted deficiencies.

c. The SP shall generate a schedule of facilities inspections, once a year for critical facilities and at least once every four years for non-critical facilities, see Attachment J-C 12.

d. The SP shall generate a work order for deficiencies requiring immediate correction and submit to the DGR for action.

5.1.5.3 ASSOCIATED WORKLOAD:

a. Approximately 500 category A facilities for annual inspection per year.

b. Approximately 500 category B and C facilities per year on a four year cycle.

c. Annual AIS submission

5.1.5.4 QUALITY STANDARD:

a. The SP shall complete all inspections for AIS development requests with 98% accuracy.

5.1.5.5 REQUIRED REPORTS:

The SP shall provide the AIS report by 30 Sep annually to the DGR. The SP shall provide the Facility Inspection schedule prior to the contract start date and annually thereafter.

5.1.6 ROICC INSPECTION SUPPORT

5.1.6.1 REQUIREMENTS:

Support of ROICC inspections shall be by competent facility inspectors, knowledgeable of facility support maintenance requirements. The SP may use these inspections to familiarize themselves with new facilities/equipment that will be maintained by the SP.

5.1.6.2 DESCRIPTION OF WORK:

The SP shall attend pre-final and final inspections of facilities completed for new construction or renovation by others as requested by the ROICC. SP will assist ROICC in identifying deficiencies.

5.1.6.3 ASSOCIATED WORKLOAD:

23 pre-final and final inspections were performed in FY02.

5.1.6.4 QUALITY STANDARD:

Participate in 95% of all final and pre-final inspections to which the SP is invited.

5.1.6.5 REQUIRED REPORTS:

The SP shall provide reporting support to the ROICC when requested.

5.1.7 QUARTERLY S4 MEETING

5.1.7.1 REQUIREMENTS:

The SP shall participate in quarterly meetings for Marines and civilians assigned to all Area S4's or facility organizations.

5.1.7.2 DESCRIPTION OF WORK:

The SP shall have the lead responsibility for scheduling SP guest speakers.

The following topics are required but not limited to:

a. Environmental support/landfills/hazardous waste
b. MAXIMO work order tracking
c. SP Project Management
d. Maintenance
e. Locator, outages, warranties
f. Wastewater
g. Emergent topics as may be applicable for customer communication
h. Self Help
i. Customer work order reconciliation

5.1.7.3 ASSOCIATED WORKLOAD:

The meeting will be scheduled and conducted by the DGR each quarter. Meetings typically require 4 to 6 hours.

5.1.7.4 QUALITY STANDARD:

The SP shall participate in all meetings quarterly.

5.1.7.5 REQUIRED REPORTS:

None.

5.1.8 MAXIMO

The Government will supply the SP's current number of computers used to maintain MAXIMO and the file server to include the NMCI seats. The SP shall support all Government upgrades of the system.

5.1.9 MAXIMO TRAINING

5.1.9.1 REQUIREMENTS:

The SP shall conduct quarterly, half day MAXIMO training sessions for non-SP personnel including Marines and civilians assigned to the Area S4 or facility organizations. The SP shall provide a clean, professional training space with the capacity to train 20 students, including all applicable computers, handouts, audio-visual equipment and other training aides as may be required. If the training facility will not accommodate 20 personnel, the SP shall provide repetitive training as many times per quarter as required to accommodate 20 students.

5.1.9.2 DESCRIPTION OF WORK:

The SP shall have the lead responsibility for scheduling, invitations, quota control, guest speaker coordination and all presentations for this quarterly training. The SP shall submit the training roster to the DGR for approval. The training shall include, but not be limited to the following topics:

a. Work order processing including prioritization (SP)
b. Preventative maintenance scheduling (SP)
c. Customer service (guest speaker)
d. Labor and material documentation (SP)
e. Reports and reporting (SP)
f. Emergency maintenance (SP)
g. Recent upgrades and changes (SP)
h. Other emergent topics as applicable to the effective use of MAXIMO (SP)

5.1.9.3 ASSOCIATED WORKLOAD:

The training for up to 20 students per quarter

5.1.9.4 QUALITY STANDARD:

The SP shall complete all training quarterly, no less than 2 months or more than 4 months apart.

5.1.9.5 REQUIRED REPORTS:

The SP shall provide an agenda and notice to Customer Service not less than 2 weeks in advance of each scheduled training.

5.1.10 MAXIMO DATA BASE MAINTENANCE

5.1.10.1 REQUIREMENTS:

The SP will maintain facility history data on the Government provided MAXIMO Facilities Maintenance Management System computer software system for every facility and utility at MCB Camp Pendleton. The facility history files shall include documentation of the work performed upon the facilities, utilities, and equipment therein.

5.1.10.2 DESCRIPTION OF WORK:

The SP shall include, at a minimum, the work order number, location, complete description of work, customer's name and phone number, accounting data or FIP, all labor and material expenditures, work order reported date, start date, and finish date. The goal is for all work orders to be completed in MAXIMO the same shift or within the performance metrics identified herein.

5.1.10.3 ASSOCIATED WORKLOAD:

The SP shall maintain a chronological file of all maintenance, inspections, service work, and indefinite quantity work, performed at MCB Camp Pendleton. This chronological listing shall be cross referenced to each facility and utility system.

5.1.10.4 QUALITY STANDARD:

Documentation within each file shall be maintained in chronological order. The Facility History File documentation shall include both structural and equipment/systems therein. The SP shall complete all work orders in MAXIMO within one (1) workday of completion 95% of the time.

5.1.10.5 REQUIRED REPORTS:

The SP shall provide a monthly report validating the completion of work orders in MAXIMO.

5.1.11 WORK RECEPTION

5.1.11.1 REQUIREMENTS:

The SP shall receive all requests for work directed to them from base customers to include Family Housing from 1600 hrs to 0730 every working day and 24 hours a day on the weekends and holidays of the contract period. During normal working hours, all requests for work, other than verifiable emergencies, shall come from the Base Command, designated facility specialists (S-4 or area maintenance representatives) rather than from the public. Outside normal working hours including weekends, work orders may come from the public, however the SP shall process only emergency requests. For non-emergency work, the SP shall direct the caller to route their work request to the designated facility specialists the next working day. The SP shall maintain a current and accurate point of contact and phone number for designated facility specialists and provide such information to the general public should they call at any time. All SP staff shall be English speaking, professional and courteous at all times and clearly understand the definition of emergency work.

5.1.11.2 DESCRIPTION OF WORK:

The SP shall provide adequate staffing for a fully operational work reception during normal working hours as defined in Section C-1. Work requests shall be received from walk-in S4 or designated facility specialists with hard copy, regular or guard mail, electronic means or by telephone for all services included in this contract and services beyond the scope of this contract. The SP shall properly classify and prioritize the work in accordance with building classifications (See J-C 22) and the urgency of work (See Section 5.1.17 Work Prioritization). The SP shall provide a fully operational work reception 24 hours per day, 7 days per week, primarily for, but not limited to, emergency work orders. The SP shall provide status of work orders to S4 or designated facility specialists upon request.

5.1.11.3 ASSOCIATED WORKLOAD:

The work reception center receives approximately 300 customer inquiries per normal working day. The reception center processes approximately 44,037 work requests annually.

5.1.11.4 QUALITY STANDARD:

During normal working hours, all phone calls shall be answered in a reasonable period of time, with fewer than 10 customer complaints per month. Properly classify priority of work with 98% accuracy (see Section 5.1.17 Work Prioritization). Enter all valid work requests into the MAXIMO system during the phone call or visit when the work request is received. Enter all hardcopy work requests on the same day the work is received.

5.1.11.5 REQUIRED REPORTS:

None.

5.1.12 WORK CONTROL

5.1.12.1 REQUIREMENTS:

The SP shall maintain a database of all work orders processed from work requests received by the S4 or designated representatives. The SP shall also maintain a status of all work orders processed and assign the proper Financial Information Pointer (FIP) for tracking purposes.

5.1.12.2 DESCRIPTION OF WORK:

The SP shall be responsible for the proper classification, urgency determination, and warranty coverage determination of all work. Additionally, the SP shall track the number of occurrences per line item in the contract and manage the workload to ensure the maintenance effort is reasonably level throughout the fiscal year. For work not covered under the FFP portion of this contract, the SP shall refer this work to the DGR for consideration under an IDIQ portion of this contract or for accomplishment by others.

5.1.12.3 ASSOCIATED WORKLOAD:

41,864 work orders performed in FY02.

5.1.12.4 QUALITY STANDARD:

Properly classify work with 95% accuracy: (see Section 5.1.17 Work Prioritization).

5.1.12.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all work classified as emergencies. The SP shall provide a quarterly report of all workload levels, including an exception summary for all work elements outside acceptable ranges.

5.1.13 METER READING

5.1.13.1 REQUIREMENTS:

Three (3) handheld devices one for each utility to be provided as GFE. One handheld device is required to interface with the water probe. The SP shall be responsible for all equipment and software.

5.1.13.2 DESCRIPTION OF WORK:

The SP shall read each listed meter monthly. Gas and electric meters are read visually and certain water meters are read by touch probe. Electric and gas meters are read monthly and quarterly, water meters are read daily and monthly, and there are specific meters read for energy projects.

5.1.13.3 ASSOCIATED WORKLOAD:

182 gas meters, 217 water meters, and 484 electric meters; see Attachments J-C 19, J-C 20, and J-C 21. This is dynamic equipment and the meter count will fluctuate.

5.1.13.4 QUALITY STANDARD:

Read meters as scheduled with 98% schedule adherence.

5.1.13.5 REQUIRED REPORTS:

Submit a consolidated, electronic spreadsheet of all meters read monthly. Monthly reimbursable meter reports are due to the DGR office no later than the 15th of the month. The billing cycle is from the 20th to the 19th for a monthly period. Substation meters read between the 1st to the 5th of each month. This report goes to the DGR. Water needs daily water reads & reports.

5.1.14 NAVAL SEABEE SUPPORT

5.1.14.1 REQUIREMENTS:

The journeymen providing training for Seabee support, shall be knowledgeable in all facets of their assigned trade. This work will normally be completed on weekends.

5.1.14.2 DESCRIPTION OF WORK:

The DGR will provide a list of projects for Seabee accomplishment. The SP shall provide all labor, material, tools and equipment to implement a training platform for reserve and active duty military members (typically Naval Seabees) one weekend per month. The SP shall conduct all planning, design and site approval work required to ensure maximum efficiency of this combined workforce. Included shall be the effort of coordination with the assigned reserve Officer in Charge to provide work orders consistent with the size and trade mix of military members present for training. This is an overhead requirement to support up to 12 occurrence weekends.

5.1.14.3 ASSOCIATED WORKLOAD:

Monthly up to the following journeymen may be assigned, based on the DGR's selection of work:

a. Two (2) Electricians
b. Two (2) Heavy Equipment Operators
c. One (1) Plumber/pipe fitter
d. Two (2) Carpenters, painters or maintenance mechanics
e. One (1) Welder or metal worker

5.1.14.4 QUALITY STANDARD:

The SP shall provide well coordinated, fully supported training, with no more than one formal complaint from the assigned Officer in Charge annually.

5.1.14.5 REQUIRED REPORTS:

The SP shall submit monthly a list of work orders completed with military labor.

5.1.15 CAMP SERVICES SUPPORT

5.1.15.1 . REQUIREMENTS:
The SP shall provide Self Help on-site training to area personnel (military), and be knowledgeable in all facets of their assigned trade. This work will be completed during normal working hours.

5.1.15.2 DESCRIPTION OF WORK:
The SP shall provide all labor to implement a training platform providing basic "home owner type" maintenance for active duty military members (Family Housing excluded), when they are provided by the Area Commander, during normal working hours.

5.1.15.3 ASSOCIATED WORKLOAD:
The SP shall provide on-site training support in the following areas:

a. 21, 33, 43, 53, and 62 areas
b. The SP shall provide 1776 hours of Maintenance Mechanic support

5.1.15.4 QUALITY STANDARD:
The SP shall provide well coordinated, fully supported training, with no more than ten formal complaints from Area Commanders annually.

5.1.15.5 REQUIRED REPORTS:
None

5.1.16 UNITY (FACILITIES MANAGEMENT SYSTEM) SYSTEM OPERATIONS

5.1.16.1 REQUIREMENTS:

The SP shall provide trained and qualified personnel with demonstrated proficiency in mechanical and electrical systems, computer systems, and a general knowledge of boiler plant operations; heating, ventilation and air conditioning systems; Sewage Treatment Plant (STP) operations; water treatment plant operations; fire and security alarm systems, to operate and manage the UNITY System Operations.

5.1.16.2 DESCRIPTION OF WORK:

The SP shall control and monitor facilities and make adjustments to demand and control for utility systems. The SP shall provide adequate staffing to provide continuous monitoring of the UNITY system 24 hours per day, 7 days per week (24/7) of the contract period with the use of up to twelve computers (Central Processing Units) in the UNITY Room. The SP shall notify the DGR immediately upon UNITY system repair or of UNITY system maintenance problems for correction by another service provider, currently Johnson Controls. The SP shall coordinate maintenance of the UNITY System with other service providers. The SP shall provide support services for other service providers, utility providers, and Government personnel. The SP shall be responsible for making an initial assessment of a problem and determining an appropriate course of action to include the initial response, notifying Contractor management and the DGR, calling the appropriate repair personnel, and notifying, if appropriate, fire or security personnel. The SP shall notify the DGR of all emergency responses. The SP shall maintain a current listing of Key SP personnel (management, maintenance mechanics, supply, etc.) with after hours phone numbers in UNITY. The DGR will provide a current roster of key Government personnel to notify in case of an emergency. The SP shall receive emergency requests and service orders from any person. The SP shall maintain a log of all trouble calls, alarms, and actions taken to correct the problem 24 hours a day, 7 days a week of the contract period. The SP shall continuously monitor and control potable water distribution system. The SP shall continuously monitor the STP system and their appurtenances. The SP shall control and monitor boilers, oily waste systems, soft water systems, heating, ventilation and air conditioning systems, fire and security alarms. The SP shall coordinate effort with the Camp Pendleton Energy Manager for load shedding and other energy efficiency initiatives and make adjustments to temperatures, exterior lighting and other systems as directed. The SP shall monitor and control fire alarms, intrusion/security detection systems, and other alarm systems if requested by the Fire Marshal or the Provost Marshal. The SP shall immediately notify the fire department and security of any problems that may adversely impact the operation of the systems. Increases in size or complexity of the system (e.g. increased points or more equipment attached) will not constitute a change to this required effort. The SP shall establish and maintain an accurate operating, maintenance, and repair log (OM&R log) for all work under his purview. As a minimum, the log shall indicate:

a. Name and telephone number of caller or requester
b. Time and date call
c. Location of work to be performed
d. Description of work to be performed
e. Corrective measures taken if completed

5.1.16.3 ASSOCIATED WORKLOAD:

Provide adequate staffing for continuous coverage.

5.1.16.4 QUALITY STANDARD:

The SP operation of UNITY shall ensure systems monitored and controlled will not result in negative impact of all controlled systems. The SP shall control and monitor building thermostats and temperatures

to ensure compliance with the appropriate temperature standards. The SP shall execute work with adequate consideration given to energy conservation measures. The SP shall monitor building control systems and parameters to ensure compliance with energy regulations. The DGR is the sole authority for deviations of parameters from established procedures, conditions and requirements

5.1.16.5 REQUIRED REPORTS:

Report all accidents and unscheduled outages to the DGR. Submit a monthly report to the DGR for emergencies noted with response times.

5.1.17 Work Prioritization.

The SP shall comply with the Government's prioritization system and shall schedule and perform all work in accordance with the system described below. Work priority is classified into three categories: Emergency (Priority 1), Reactive (Priority 2), and Routine (Priority 3).

5.1.18 Receive and Respond to Emergency Work.

Work is classified as Emergency (Priority 1) when immediate action is required to eliminate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, personal property, ensure security of sensitive Government property, prevent environmental damage, and restore essential services. The SP shall respond to Emergency work based on the facility category assigned in attachment J-C 22. The SP shall not leave an emergency work job site, until the condition that gave rise to the emergency is secured and resolved. The SP may, once the immediate emergency is secured or resolved, downgrade the work required to either Reactive or Routine type work with the appropriate response times indicated. The SP shall ensure, however, all original Emergency type work downgraded to Reactive or Routine is properly documented. The SP shall be on-site and respond to Emergency work requirements that occur outside normal duty hours within 60 minutes of receiving notification of the emergency work order.

5.1.19 Receive and Respond to Reactive Work.

Work is classified as Reactive (Priority 2) when the failure in service does not immediately endanger personnel or property, but would soon affect the security, health, or well being of personnel or property. Reactive work also includes work that corrects a condition that could become an emergency, responds to a command emphasis, or aids an activity in accomplishing its mission. The SP shall respond to Reactive work requests based on the facility category and response time assigned in Attachment J-C 22. The SP shall complete Reactive type work within three working days of request or receipt of critical material.

5.1.20 Receive and Respond to Routine Work.

Work that is classified as Routine (Priority 3) when the work does not qualify as Emergency or Reactive and is considered to be everyday work requirements for unscheduled maintenance, service, or repair. The SP shall respond to all Routine work orders based on the facility category assigned in Attachment J-C-22 of request and work shall be completed within 10 working days of receipt of critical materials.

5.1.21 Planned/Scheduled Work

Planned/Scheduled work includes, but is not limited to: the preventive maintenance and cyclic type maintenance, scheduled maintenance, small renovations or other routine work aboard MCB CPEN not generally covered by work orders.

5.1.22 Coordinate Work with Customers.

The SP shall coordinate all work with customers. Work that requires service interruption, disconnects or cut-off of any utility to or within the facility, or that a facility needs to be vacated, the SP shall take the necessary action required at least ten (10) calendar days in advance (if the interruption is scheduled) to: notify customers/facility users and the DGR, avoid damage to equipment, and minimize disruption to customer operations.

5.2 Perform Work Orders.

The SP shall execute all maintenance and repair work order work up to $2,500 (including labor and materials) without further authorization under the firm fixed price portion of this contract. Work order work above this threshold shall be approved by the DGR under the Indefinite Delivery Indefinite Quantity (IDIQ) portion of the contract as described in paragraph 5.2.3 of this section.

5.2.1 Perform Standing Work.

The SP shall perform standing work under the firm fixed price portion of this contract. Work shall include but is not limited to, maintenance of unpaved roads, firebreak maintenance, street sweeping, preventative maintenance program, and inspection and handling of HAZMAT.

5.2.2 NOT USED

5.2.3 INDEFINITE DELIVERY INDEFINITE QUANITITY (IDIQ) WORK

The Government reserves the right to determine the method, priority, and manner of accomplishing work (e.g. the SP, as a one-time contract, or through placement of task orders against other contracts). Upon receipt or initiation of a proposed project, the SP shall provide a detailed scope of work and cost estimate to the DGR. At this point, the Government may issue a task order or request more information from the SP. If requested, the SP shall provide information such as a detailed material and labor estimate, develop a proposed schedule using commercial industry costing methods, and shop sketches for such work. The Government may either accept or reject the proposal, or further negotiate the scope or estimate by requesting that changes to the scope, scheduling, or timing be made, and a revised estimate be submitted. If the Government chooses the SP to perform the work and a task order is issued, the SP shall perform the task.

5.2.3.1 REQUIREMENTS:

The SP shall complete all IDIQ repair work/construction work in compliance with references listed herein for each trade section. IDIQ repair work will normally consist of repair work that exceeds the scope of the firm fixed price portion of this contract. IDIQ construction work will normally consist of construction, alterations, or modifications to existing facilities or systems that exceeds the scope of the firm fixed price portion of this contract. All or a portion of the IDIQ repair work may be required to be completed in compliance with the Davis-Bacon Act. The requirement for IDIQ work may be initiated by either the SP or the DGR, but the work shall not begin without an approved Task Order. Some IDIQ work will be accomplished via other service provider IDIQ contracts. FOR SWDIV INPUT

5.2.3.2 DESCRIPTION OF WORK:

a. The SP shall complete IDIQ work as IDIQ Repair Task Orders when authorized by the DGR. When directed by the DGR, the SP shall prepare a general scope of work and scoping cost estimate for potential work.

b. If the DGR issues a Request for Proposal to the SP, the SP shall develop and provide a detailed scope of work and cost proposal, based directly on labor hours estimated using the current MEANS Estimating Guides. Labor costs are estimated using labor hours from Means Estimating Guides multiplied by the MEANS Compensation Factor (MCF) (from Attachment J-C 3) and the MEANS locally adjusted labor wages. Material costs are determined by the average of three bids from local suppliers. The SP shall provide all planning, environmental documentation, estimating, and scheduling efforts for each Task Order issued. Submittals may be required.

c. Once the Task Order is negotiated and awarded, the SP shall complete the scope of work not later than the completion date in the Task Order. If required, any changes to the Task Order shall be negotiated and incorporated by modification to the Task Order.

d. Priority of Work:

i. Priority 1: For priority 1 IDIQ repair work, the SP shall prepare the detailed scope of work and cost proposal within 24 hours of receipt of RFP. The DGR will schedule negotiations and negotiate to issue the Task Order within the next 24 hours, and the SP shall commence work on site within 12 hours thereafter, unless otherwise negotiated.

ii. Priority 2: For priority 2 IDIQ repair work, the SP shall prepare the detailed scope of work and cost proposal within 3 working days of receipt of RFP. The DGR will schedule negotiations and negotiate to issue the Task Order within the next 3 working days, and the SP shall commence work on site within 1 working day thereafter, unless otherwise negotiated.

iii. Priority 3: For priority 3 IDIQ repair work, the SP shall prepare the detailed scope of work and cost proposal within 7 working days of receipt of RFP. The DGR will schedule negotiations and negotiate to issue the Task Order within the next 7 working days, and the SP shall commence work on site within 3 working days thereafter, unless otherwise negotiated

5.2.3.3 ASSOCIATED WORKLOAD:

Anticipated IDIQ workload of 100,000 hours by trade and location is included in Attachment J-C 3 IDIQ worksheet. Samples of past IDIQ work are represented in attachment J-C 1 Estimated Historical Workload.

5.2.3.4 QUALITY STANDARD:

The SP shall meet the required timeframes for Proposal, negotiations and start of work with 95% success and in no case shall timeframes for completion of these elements exceed 150% of the allowed times. The SP shall complete all work in the Task Order on or before the specified completion date with 95% success, with no task orders more than 50% late.

5.2.3.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all completed Task Orders, including actual and required completion dates and a monthly report of all Task Orders issued and not yet complete, including scheduled completion dates, dates of RFP, proposal, negotiations and Task Order award.

5.2.4 MAXIMO Data Entry

The SP shall utilize the Government Furnished Computerized Maintenance Management System (MAXIMO) data base system and or other specific Government Provided data base system), to manage, document, and control all work orders. The SP shall input all work directly into MAXIMO, including but not limited to:

- Work type
- Work/problem nature
- Work request number
- Date and time reported
- Supplies and materials required
- Actual cost
- Actual time for repair
- Location of work required (e.g. building/facility/activity code)
- Name and telephone number of the authorized customer (requestor)
- Required completion date
- FIP

5.2.5 Perform Preventive Maintenance (PM) and Inspections.

The SP shall perform Preventive Maintenance (PM)/Preventive Maintenance Inspection (PMI) for items identified in sections C-5.10,5.11, 5.14, 5.15 and 5.33.

5.2.6 Maintain PM Records.

The SP shall document the performance of all PM's and shall make the PM records available to the Government upon request.

5.2.6.1 Modify PM Plan.

The SP shall modify the PM programs as necessary by deleting PM's no longer appropriate because of equipment disposal and establishing additional PM's for new systems and equipment placed in operation during the term of the contract that requires cyclic servicing. The SP shall submit modifications to the PM programs to the DGR for approval, before implementation.
The methods of accomplishment must follow manufacturer recommended practices.

5.2.7 Maintain and Update Asbestos Records and Reports

The SP shall maintain and continually update the existing records of the asbestos containing building materials. The SP shall also add to those records any new reports or information on asbestos containing building materials. The SP shall obtain records and information from various sources such as through SP activities or received from the Government. The SP shall submit a quarterly report to the DGR summarizing all asbestos records and reports. All records of asbestos containing materials in Government facilities shall remain the property of the Government.

5.2.8 Administer the Dig Permit Program

The SP shall be responsible for administering a dig permit program aboard Base. The SP shall provide dig permits to authorized personnel and identify the location of utility infrastructures to include, potable water, non-potable water, sewer, electrical, and gas distribution lines aboard MCB CPEN.

5.2.9 Answer Data Calls.

The SP shall answer all data calls by the designated due date. Typical due dates range from 2 to 14 working days. The response shall be routed by the DGR for approval and transmittal.

5.3 ENVIRONMENTAL PROTECTION

The SP shall operate in full compliance with Federal, State, Local, and Camp Pendleton environmental laws, regulations, base orders, base directives, base management plans, base standard operating procedures, base policies, and base programs. The SP shall be solely responsible for any penalties levied for noncompliance resulting from the action or inaction of the SP and/or his employees. The SP and all Government facilities utilized by the SP shall be subject to environmental inspections by the DGR, Assistant Chief of Staff Environmental Security (AC/S ES) representatives and outside regulators on a no-notice basis. At all times, the SP shall comply fully with all aspects of the Commanding General's Environmental Inspection Program found in Base Order 5090.2. The SP shall provide liaison between the SP and AC/S ES to ensure environmental compliance at MCB Camp Pendleton.

The SP shall ensure that facilities and utilities lead and asbestos tests SOP, protocol, and results are regulatory compliant. The SP shall maintain all environmental reports and permits e.g. Air Pollution Control District equipment at MCB Camp Pendleton, sewer spill response, hazardous waste disposal and clean up.

The appropriate SP employees shall have current lead paint inspector certification, asbestos inspector certification, and landfill manager certification. Documentation shall be maintained in chronological order. Documentation shall include inspection and maintenance reports, records, checklists, tests, certifications, and material/equipment/ system specifications. The documentation shall include both structural and equipment/systems herein. The lead and asbestos documentation will be entered into the MAXIMO Facilities Maintenance Management System.

5.3.1 ENVIRONMENTAL COMPLIANCE INSPECTIONS

5.3.1.1 REQUIREMENTS:

Inspections for this element of work shall be completed by SP staff with a extensive knowledge and experience of environmental programs including, but not limited to: RCRA, CERCLA, NEPA, EPA, Clean Water Act, Clean Air Act, cultural resources, and natural resources. The SP records and facilities, including any government facilities used by the SP shall be subject to environmental compliance inspection by the designated government representative (DGR), Assistant Chief of Staff, Environmental Security (AC/S ES) representatives, and outside regulators at all reasonable times for any purposes including, but not limited to, purposes of inspection. The Government normally will give the SP twenty-four (24) hours prior notice of its intention to enter the contracted property, unless it determines sooner entry is required for safety, environmental, operations, or security purposes. The SP shall have no claim against the United States or any officer, agent, employee or contractor thereof, on account of any such entries. The Government's right of inspection shall be without prejudice to the right of duly constituted enforcement officials to make inspections. This right of Government access shall also include the right to conduct any environmental response actions the Government deems necessary.

For those activities to which NEPA is applicable, and for which a Categorical Exclusion is the appropriate level of documentation, the SP shall: (1) prepare a Preliminary Environmental Data ("PED") form in accordance with BO 5090.2 para. 8, and (2) prepare other documentation as required by AC/S ES.

5.3.1.2 DESCRIPTION OF WORK:

Conduct inspections as required to ensure SP compliance with applicable regulations in general and strict compliance with NEPA documents which are normally programmatic or stand alone categorical exclusions. In addition to the oversight provided by Camp Pendleton and regulatory agency inspectors, the intent is for the SP to be self-policing as well. For any violation noted by any appropriate inspector (SP staff, AC/S ES, or regulatory agencies), SP must complete mitigation, determine causation, and recommend corrective action in policies or procedures at no additional cost to the government. SP will conduct twice weekly inspections of all heavy equipment operations. For those operations completed within one day, SP will conduct one spot inspection during the operation. Included in this element of work are all planning and coordination, education, training and engineering controls necessary to ensure work is completed in compliance with applicable requirements. SP staff will accompany MCB and regulatory staff on any inspection (whether announced or unannounced) of SP functions and activities.

Prior to commencement of work the SP shall coordinate with AC/S ES to ensure accurate and timely submission of the PED form and other documentation as required by AC/S ES, and the completion of a Decision Record.

5.3.1.3 ASSOCIATED WORKLOAD:

The SP shall provide adequate staffing to ensure continuous compliance and provide adequate labor, materials and equipment to effect corrective action and mitigation as required for non-compliant actions. Announced and unannounced inspections may include as many as, but could exceed, 20 work days annually.

5.3.1.4 QUALITY STANDARD:

100% compliance or corrective action and mitigation completed for all non-compliant actions.

5.3.1.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all completed inspections, corrective actions, and mitigations.

5.3.2 CATEGORICAL EXCLUSION PRELIMINARY ENVIRONMENTAL DOCUMENT PREPARATION AND SUBMISSION

5.3.2.1 REQUIREMENTS:

The SP shall perform all work in accordance with Programmatic Categorical Exclusions (CATEX) listed in J-C 14, and Decision Memorandums requiring all Preliminary Environmental Documentation (PED forms) in accordance with BO 5090.2. The Programmatic Categorical Exclusions, that all Facility Maintenance work is performed under, is subject to annual review by AC/S ES.

5.3.2.2 DESCRIPTION OF WORK:

The SP shall ensure Preliminary Environmental Documentation, which includes Site Approval, and review by the DGR, is complete prior to commencement of work.

5.3.2.3 ASSOCIATED WORKLOAD:

There are 6 Programmatic CATEX's that all Facility Maintenance reoccurring work is performed under. There are 100 uniquely drafted Decision Memorandum CATEX's for specific tasks.

5.3.2.4 QUALITY STANDARD:

All work in conjunction with the Categorical Exclusion's will be completed within 100% accuracy.

5.3.2.5 REQUIRED REPORTS:

The SP shall provide monthly accounting of all compliance issues.

5.3.3 LEAD PAINT SAMPLING

5.3.3.1 REQUIREMENTS:

All accreditation, certification, and work practices for lead-based paint and lead hazards shall be in accordance with the applicable federal, state, and local statutes and regulations, which include but are not limited to: 42 USC 4851 et seq; 15 USC 2681 et seq; 40 CFR Part 745; 17 CCR 35001 et seq; and the California Health & Safety (Cal Health & Saf) Code 105197, 105250.

5.3.3.2 DESCRIPTION OF WORK:

Lead hazard and lead-based paint evaluations shall be conducted in accordance with the applicable procedures including but not limited to those contained in 17 CCR 36000 and shall be documented on DHS Form 8552 along with the required attachments. The SP shall sample paint on all structures prior to disturbing paint, to include but is not limited to sanding, repainting, demolition or rehabilitation of any structure.

Lead paint sampling shall include, but not limited to:

a. Taking field samples
b. Label and identify with an organized log
c. Complete chain of custody reports
d. Safely package and forward to testing lab.
e. Track chain of custody including verifying receipt at testing lab.
f. Receive and analyze for negative/positive testing lab results.
g. Forward letter to requestor (or SP) noting lead levels and restrictions on work.

The SP shall maintain current, accurate and complete records of all testing, results and chain of custody and archive all records for Government access.

5.3.3.3 ASSOCIATED WORKLOAD: 182 tests performed in FY02

5.3.3.4 QUALITY STANDARD:

In an emergency, 95% of field samples shall be completed within 1 working day of request and lab results within 2 working days. The SP shall complete all other requested field samples within 7 working days of request. Finalize all testing results including laboratory analysis within 14 working days after field inspection, with 95% validity and no single occurrence over 21 working days.

5.3.3.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all lead testing completed, including response time averages and maximums.

5.3.4 ASBESTOS SAMPLING

5.3.4.1 REQUIREMENTS:

All asbestos inspections and sampling shall be performed by certified personnel. As required by federal or state law or regulation, personnel must have the appropriate level of certification for the type of inspection or sampling work they are performing. The testing laboratory must have appropriate federal or state certification.

5.3.4.2 DESCRIPTION OF WORK:

The SP shall sample for asbestos on all structures prior to disturbing equipment or structures. Asbestos sampling shall include, but not limited to:

a. Taking field samples
b. Label and identify with an organized log
c. Complete chain of custody reports
d. Safely package and forward to testing lab.
e. Track chain of custody including verifying receipt at testing lab.
f. Receive and analyze for negative/positive testing lab results.
g. Forward letter to requestor (or SP) noting asbestos containing materials and restrictions on work.

Asbestos testing will be conducted in a manner least intrusive to functional and cosmetic aspects of a facility and all testing locations shall be sealed to ensure the integrity of water barriers, including exterior finishes and roofing. The SP shall maintain current and accurate records of all testing, results and chain of custody and archive all records for Government access.

5.3.4.3 ASSOCIATED WORKLOAD:

260 tests performed in FY02

5.3.4.4 QUALITY STANDARD:

In an emergency, all testing and lab results shall be completed within 24 hours. The SP shall complete all other requested field tests within 7 working days of request. Finalize all testing results including laboratory analysis within 14 working days after field inspection, with 95% validity and no single occurrence over 21 working days. These field tests shall include emergency responses.

5.3.4.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all asbestos tests requested with results, including response times and maximums.

5.3.5 OIL/WATER SEPARATORS, OILY WASTE LIFT STATION AND CLOSED LOOP WASHRACK SYSTEM INSPECTIONS

5.3.5.1 REQUIREMENTS:

Inspections for this element of work shall be conducted by SP staff with a fundamental knowledge of the function and operation of oil water separator systems, closed loop wash rack systems, oily water lift stations and awareness of the adverse impacts of petroleum products on wastewater collection and treatment systems.

5.3.5.2 DESCRIPTION OF WORK:

The SP shall conduct monthly inspection of all oil water separators and the Del Mar (21) area oily waste lift station system and all closed loop wash rack systems (which includes an oil water separator). Inspections include, but not limited to:

a. Perform a complete visual inspection for leaks.
b. Ensure all pumps are functioning properly
c. Check all floats to ensure they are clear and functioning properly
d. Check for excess sediment accumulation
e. Note product (e.g. non-water liquids) level. In case of excess product levels, notify the DGR to initiate product removal by others.
f. Ensure water solenoid valves are functional (as applicable).
g. Check wash rack housekeeping (trash, debris, etc.).
h. Review unit operation logbooks to ensure weekly inspections are conducted by Marine units as required.
i. Complete report of inspection and initiate work request for any noted discrepancies and forward to DGR for approval.

5.3.5.3 ASSOCIATED WORKLOAD:

72 oil water separators (not including those on closed loop wash racks), and 13 oily waste lift station; see Attachment J-C 10.

5.3.5.4 QUALITY STANDARD:

Complete all monthly inspections. Inspection results must indicate at least 95% compliance with requirements. SP shall initiate work orders for all noted deficiencies.

5.3.5.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all completed inspections.

5.3.6 GREASE TRAP INSPECTION AND TREATMENT

5.3.6.1 REQUIREMENTS:

Inspections for this element of work shall be completed by SP employees with extensive knowledge and experience of the function and operation of grease trap systems and the adverse impacts of grease products on wastewater collection and treatment systems.

5.3.6.2 DESCRIPTION OF WORK:

The SP shall conduct monthly inspection of grease traps. Inspections include, but not limited to:

a. Perform a complete visual inspection for leaks and overall condition of piping and containment structures.

b. Check for excess sediment accumulation

c. Note product (e.g. non-water liquids) level. In case of excess product levels, notify the DGR to initiate product removal by others

d. Complete report of inspection and initiate work orders for any noted discrepancies.

Perform monthly treatment of all Base owned grease traps; see Attachment J-C 11. Treatment includes; but is not limited to:

a. Prepare the grease to allow uniform treatment of all grease.

b. Apply microorganisms as required per capacity.

c. Remove and provide proper disposal of previously applied microorganisms application devices.

5.3.6.3 ASSOCIATED WORKLOAD:

Inspect 52 grease traps and treat 28 of those grease traps; see Attachment J-C 11.

5.3.6.4 QUALITY STANDARD:

Complete all monthly inspections. Inspection results must indicate at least 95% compliance with requirements. SP shall initiate work orders for all noted deficiencies.

5.3.6.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all completed inspections and treatments.

5.3.7 HAZARDOUS WASTE HANDLING AND DISPOSAL

SP shall not cause any hazardous material to be brought upon, treated, kept, stored, disposed of, discharged, released, produced, manufactured, generated, refined or used upon, about or beneath the contracted property except as specifically authorized in accordance with 10 USC 2692. If such is authorized and approval is obtained, if applicable, SP shall strictly comply with applicable environmental requirements, including applicable federal, state, and local laws and regulations governing use, storage, and release reporting of hazardous materials on the contracted property and the management and disposal of hazardous materials. Except as specifically authorized by the Government in writing, SP must provide at its own expense for such hazardous materials management complying with all applicable environmental requirements. Government hazardous waste management facilities will not be available to SP for storage of hazardous materials not generated in the performance of this contract, except as specified in 10 USC 2692. Nor shall SP permit its hazardous materials not generated in the performance of this contract to be commingled with waste of the Department of the Navy. Any violation of the requirements of this condition shall be deemed a material breach of this contract. If any hazardous material is brought upon, treated, kept, stored, disposed of, discharged, released, produced, manufactured, generated, refined or used upon, about or beneath the contracted property or any portion thereof in violation of the above, or is in existence in, on or under the contracted property, SP shall, at the direction of the Government or any federal, state, or local authority, remove or remediate, at no cost to the Government, such hazardous material and/or otherwise comply with the applicable environmental requirements of such authority.

5.3.7.1 REQUIREMENTS:

SP personnel shall be trained and certified in hazardous waste handling, respiratory protection, asbestos handling, commercial class A drivers license with HAZMAT and tank endorsement, blood borne pathogens, hazardous communication, forklift license, and general safety awareness. The SP shall operate in full compliance with Federal, State, local, and Installation environmental laws, regulations, base orders, base directives, base management plans, base standard operating procedures, base policies, and base programs. The SP shall be solely responsible for any penalties levied for noncompliance resulting from the action or inaction of the SP and/or his employees. The SP and all Government facilities utilized by the SP shall be subject to environmental inspections by the DGR, Assistant Chief of Staff Environmental Security (AC/S ES) representatives and outside regulators on a no-notice basis. At all times, the SP shall comply fully with all aspects of the Commanding General's Environmental Inspection Program found in Base Order 5090.2.

5.3.7.2 DESCRIPTION OF WORK:

The SP shall be solely responsible for receiving, sampling, identifying, packaging, labeling, and marking of hazardous waste generated by all maintenance functions, Family Housing, and Family Housing trade shops waste. The SP shall be responsible for proper disposal (Base wide) for fluorescent lamps, disposable compressed cylinders, electrical transformers, and aerosol cans. The SP shall be responsible for collection, transporting, storing, and disposal of all abandoned hazardous waste aboard MCBCP. The SP shall be responsible for decontaminating machinery, equipment, and non Polychlorinated Biphenyls (PCB) containing transformers for proper disposal to DRMO. The SP shall be responsible for purchasing of proper items (e.g., drums, absorbents, and personal protective equipment [PPE]). The SP shall maintain records and logs of all receipts of generated waste for 3 years or more. The SP shall maintain files of all training records for personnel. The SP shall maintain MSDS library for FMD and update the

Emergency Response Plan annually. The SP shall operate their HAZMAT facility in compliance with the facility's 90 day storage permit.

5.3.7.3 ASSOCIATED WORKLOAD:

207,672 pounds of hazardous waste disposed, 74 non PCB transformers, and 5 PCB transformers annually.

5.3.7.4 QUALITY STANDARD:

All work in conjunction with the Hazardous Waste Handling and Disposal will be completed within 98% accuracy.

5.3.7.5 REQUIRED REPORTS:

The SP shall provide monthly accounting of all compliance issues.

5.3.8 SPILL RESPONSE

5.3.8.1 REQUIREMENTS:

SP HAZMAT personnel shall be trained and qualified in spill response, respiratory protection, asbestos handling, commercial class B drivers license with HAZMAT and tank endorsement, blood borne pathogens, hazardous communication, forklift license, and general safety awareness. The SP shall operate in full compliance with Federal, State, local, and Installation environmental laws, and regulations; including Base orders, directives, management plans, standard operating procedures, base policies, and programs. The SP shall be solely responsible for any penalties levied for noncompliance resulting from the action or inaction of the SP and/or his employees. The SP and all Government facilities utilized by the SP shall be subject to environmental inspections by the DGR, Assistant Chief of Staff Environmental Security (AC/S ES) representatives and outside regulators on a no-notice basis. At all times, the SP shall comply fully with all aspects of the Commanding General's Environmental Inspection Program found in Base Order 5090.2.

5.3.8.2 DESCRIPTION OF WORK:

The SP shall be responsible for responding to, and clean up of hazardous waste released to the environment (Base Wide) to roadways, waterways, harbors, training areas, ranges, and cantonment areas. The SP shall respond to and take direction from the Base Fire Dept, Military Police, Base Environmental, and Maintenance Department, when directed by the DGR. The SP shall provide assistance with sewage spills. The SP shall be responsible for purchasing of proper items (e.g. drums, absorbents, and personal protective equipment (PPE). The SP shall maintain records and logs of all spills for 3 years or more. The SP shall maintain files of personnel training. The SP shall maintain MSDS library for the Technical Library and update the Emergency Response Plan as required.

5.3.8.3 ASSOCIATED WORKLOAD:

36 spill responses in FY02.

5.3.8.4 QUALITY STANDARD:

Respond with in one hour of notification. All work in conjunction with the spill response shall continue until accepted as complete by the DGR.

5.3.8.5 REQUIRED REPORTS:

The SP shall report to the DGR upon completion spill response actions taken.

5.4 ELECTRICAL DISTRIBUTION SYSTEM

5.4.1 REQUIREMENTS:

The SP shall provide trained, qualified journeymen personnel for the operation and maintenance of the existing electrical distribution system. The SP shall conform to the current San Diego Gas and Electric's Underground and Overhead Construction Standards.

5.4.2 DESCRIPTION OF WORK:

The electrical distribution system at Camp Pendleton is defined as all facilities, equipment, lines, poles, cables, transformers, substations, etc. which primary purpose is to distribute electrical services throughout the Base. Also included, are both street lights and parking lot lighting. Traffic signals are not included in this paragraph, but are included in 5.5.11. The distribution system is defined to terminate at

the weatherhead, meter, panel or other physical break at each building or facility. A portion of the distribution system, aboard the Base (approximately 40%), is currently owned and operated by an alternate service provider (San Diego Gas and Electric SDG&E). By definition, portions of the system owned and operated by others are NOT included in this contract.

5.4.3 ASSOCIATED WORKLOAD:

The workload for this line item shall include all trained, qualified labor, materials, equipment and tools not provided as Government Furnished to complete the tasks outlined in this section. Also included shall be coordination with SDG&E and other service providers (cable, communications, etc.) as a fellow service provider to ensure adequate service for all required work on this system as defined. Electrical power in Camp Pendleton is distributed through on-base and off-base San Diego Gas & Electric (SDG&E) substations. On base, SDG&E has three 69kV-12kV substations and six 12kV-4.16kV substations that provide electric power to Camp Pendleton. The 69kV-12kV, 50MVA Haybarn substation is the largest among the substations. It distributes power to 14 developed areas at 12kV through six 400 amp base-owned overhead feeders that consume approximately 110,000,000 kWH, or 60% of the total MCB annual power consumption. The six base-owned feeders serve the Headquarters area (Areas 11, 12, 13, 14, 15, 16), MCAS (Area 23), Santa Margarita River circuits, Area 25, Area 32, Area 33, Wire Mountain (Area 20), Naval Hospital, Area 22 and Area 24. There are approximately 23 base-owned 4kV substations and 175 transformers with various sizes connected to these feeders. In addition, a number of base-owned transformers are connected to these 4kV substations for electrical distribution to the loads. Most of the distribution lines are overhead except in MCAS, part of the Headquarters area, and part of the housing areas. There are approximately 70,000 feet of underground and 250,000 feet of overhead distribution lines on these feeders. Five of the six feeders were installed approximately 25 years ago; most of the 4kV overhead lines were installed approximately 40 years ago and the underground lines were installed approximately 25 years ago with the exception of MCAS (Area 23) where the distribution system was recently upgraded in 1997. Due to limited resources, minimal maintenance had been done in the system. The Haybarn substation and one of the six feeders were replaced in 1993.

The other two on-base SDG&E 69kV-12kV substations, the Las Pulgas substation and the Stuart substation, also distribute power at 12kV through overhead lines, and is stepped down to 4.16kV to distribute power in the develop and outlying areas. The Las Pulgas substation serves the Pulgas area and a number of non-Marine Corps loads, while the Stuart substation serves part of Del Mar (Area 22), MCTSSA (Area 310, LCAC, the Edison Range, and Las Flores. The 12kV overhead lines and 4kV substations are SDG&E owned equipment, while the 4kV distribution lines are base-owned. The number of base-owned transformers and length of distribution lines connected to the SDG&E 12kV lines and 4kV substations are unknown. There are no as-built drawings or information available in these areas. The annual consumption at Las Pulgas substation is approximately 7,000,000 kWH and the Stuart substation is approximately 35,000,000 kWH.

From the north, SDG&E distributes power to the base from its off-base San Mateo substation. Power is transmitted through SDG&E 12kV overhead lines to four SDG&E owned 4kV substations at Christianitos (Area 63), San Mateo (Area 62), San Onofre (Area 52), and Horno (Area 53). The base-owned distribution system in these areas, including Talega (Area 64), are mostly overhead lines except in the housing areas which are mostly underground. The number of base-owned transformers and length of distribution lines are unknown and no as-built drawings or information are available in these areas. The annual power consumption is approximately 30,000,000 kWH.

From the south, SDG&E also distributes power to the base from its off-base Oceanside substation and San Luis Rey substation. The Oceanside substation feeds part of Area 21 through SDG&E owned 12kV overhead lines and 4kV substation. The 12kV distribution lines and transformers in Area 21 are primarily owned by SDG&E, while the 4kV distribution lines and transformers are primarily owned by the base. Most of the distribution lines in these areas are overhead and the annual power consumption is approximately 7,000,000 kWH.

San Luis Rey substation feeds part of the Area 20 through SDG&E owned 12kV overhead lines and transformers. Most of the equipment in this area is owned by SDG&E. The annual consumption is approximately 12,000,000 kWH.

In general, SDG&E primarily distributes power to the base through its on-base and off-base substations via overhead circuits and 4kV substations. The power is then distributed to the base electrical loads through the base-owned overhead and underground distribution lines via 4kV substations and utilization transformers. Most of the base-owned 4kV distribution lines are overhead, were installed approximately 40 years ago and are in fair condition. Most of the base-owned 12kV lines, primarily from Haybarn substation, were installed approximately 25 years ago and are in good condition.

There are approximately 23 base-owned 4kV substations and a number of utilization transformers throughout the base. Due to unavailability of equipment records and as-built drawings in some areas, accurate number of transformers cannot be determined for the entire base.

The base electrical distribution system is a combination of loop and radial. There are approximately 41 major service points throughout the base with an annual power consumption of approximately 200,000,000 kWH.

In addition, there is a plan to install three new 12kV distribution lines and to upgrade the existing 4kV system to a 12kV system. The three new 12kv distribution lines, which have a total length of approximately 16 miles, will be installed from the Haybarn substation to the northeast Camp Pendleton boundary line, from the Haybarn substation to the southeast Camp Pendleton boundary line, and from the Las Pulgas substation to SDG&E circuit 204. The 4kV system in Area 21 and part of area 13 will be upgraded to 12kV system.

5.4.4 QUALITY STANDARD

The SP shall, in general, provide power distribution to all facilities serviced by the distribution system. An acceptable level of service would include average service interruption duration of 75 minutes per customer per year and 0.80 occurrences per customer facility per year. In addition, the SP shall provide electrical distribution locator services within 7 working days 90% of the time. The System Average Interruption Duration Index (SAIDI) is defined as the minutes of sustained outages per facility per year and the System Average Interruption Frequency Index (SAIFI) is defined as the number of sustained (greater than 3 minutes) outages per facility per year.

SAIDI for Total of Interruptions
(System Average Interruption Duration Index)
SAIDI is the average total duration of interruptions of supply that a customer e.g. a facility, experiences in the period. The SAIDI for the total of interruptions is the sum obtained by adding together the interruption duration factors for all interruptions *divided by* the total customers.

SAIDI = Sum of [No. of Interrupted Customers x Interruption Duration]

Total Number of Connected Customers

in minutes/connected customer/year

SAIFI for the Total Number of Interruptions
(System Average Interruption Frequency Index)
SAIFI is the average number of interruptions of supply that a customer e.g. a facility, experiences in the period. The SAIFI for the total number of interruptions is the sum obtained by adding together the number of electricity customers affected by each of those interruptions *divided by* the total customers.

$$SAIFI = \frac{\text{Sum of [No. of Interrupted Customers]}}{\text{Total Number of Connected Customers}}$$

in interruptions/connected customer/year

5.4.4.1 REQUIRED REPORTS:

The SP shall provide a report of all electrical service interruptions and number of emergency occurrences to the DGR.

5.4.5 ELECTRICAL DISTRIBUTION SYSTEM OPERATIONS

5.4.5.1 REQUIREMENTS:

The SP shall provide trained, qualified journeymen personnel for the operation and maintenance of the existing electrical distribution system. The SP shall conform to the current San Diego Gas and Electric's Underground and Overhead Construction Standards.

5.4.5.2 DESCRIPTION OF WORK:

The SP shall provide consistent, reliable operation of the electrical distribution system to include restoration of all power outages resulting from the failure of the distribution system or any of this same system's components, subcomponents or parts. Under this line item, the SP is financially responsible to provide emergency services to restore power resulting from system failures as opposed to power outages resulting from outside influence, which are covered under item 5.4.14. Outages resulting from tree branches or fallen trees shall be included under this line item (5.4.5.2). Scheduled outages are included in line item 5.4.15. Response time for this work shall be as defined for emergencies per building classification.

5.4.5.3 ASSOCIATED WORKLOAD:

See section 5.4.4

5.4.5.4 QUALITY STANDARD:

The SP shall, in general, provide power to all facilities. An acceptable level of service would include average service interruption duration of 75 minutes per customer per year and 0.80 occurrences per customer per year. In addition, the SP shall provide locator services within 7 working days 90% of the time. The System Average Interruption Duration Index (SAIDI) is defined as the minutes of sustained outages per facility per year and the System Average Interruption Frequency Index (SAIFI) is defined as the number of sustained (greater than 3 minutes) outages per facility per year.

5.4.5.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all electrical service interruptions and number of occurrences to the DGR.

5.4.6 NOT USED

5.4.7 NOT USED

5.4.8 NOT USED

5.4.9 NOT USED

5.4.10 MAINTAIN HAYBARN SUBSTATION

5.4.10.1 REQUIREMENTS:

All maintenance performed on the electrical distribution system shall be completed with the express intent of increasing reliability of the system and shall be completed by competent high voltage electricians within standards outlined in the current San Diego Gas and Electric's Underground and Overhead Construction Standards.

5.4.10.2 DESCRIPTION OF WORK:

The SP shall maintain the base–owned portion of the Haybarn Substation. The six base-owned feeders serve the Headquarters area (Areas 11, 12, 13, 14, 15, 16), MCAS (Area 23), Santa Margarita River circuits, Area 25, Area 32, Area 33, Wire Mountain (Area 20), Naval Hospital, Area 22 and Area 24. This work includes, but is not limited to: the inspection, repair and replacement of breakers, switches, fencing, transformers, insulators, poles, cross arms, lightning arresters, fuses, bolts and braces, pins, cutouts, disconnects, grounds, guys, anchors, conduit, and primary oil and air break switches.The SP shall continuously maintain and update the current Base circuit maps whenever changes to the electrical distribution system occur. This substation shall be maintained free of arcing, deterioration, splits, loose connections, various types of debris to include, but not limited to, birds, balloons, tree branches, rodents, snakes, and any other deficiencies that could affect the distribution of electrical power to Camp Pendleton buildings, structures and equipment including maintenance of the established firebreak surrounding the substation within current environmental regulations.

5.4.10.3 ASSOCIATED WORK LOAD:

Annual effort required to provide maintenance to base-owned side of this single substation.

5.4.10.4 QUALITY STANDARD:

The SP shall, in general, provide power to all facilities. An acceptable level of service would include average service interruption duration of 75 minutes per customer per year and 0.80 occurrences per customer per year. The System Average Interruption Duration Index (SAIDI) is defined as the minutes of sustained outages per facility per year and the System Average Interruption Frequency Index (SAIFI) is defined as the number of sustained (greater than 3 minutes) outages per facility per year.

5.4.10.5 REQUIRED REPORTS:

The SP shall provide a report of all electrical service interruptions and number of emergency occurrences to the DGR.

5.4.11 NOT USED

5.4.12 NOT USED

5.4.13 NOT USED

5.4.14 ELECTRICAL DISTRIBUTION SYSTEM EMERGENCY SERVICE

5.4.14.1 REQUIREMENTS:

All emergency service performed on the electrical distribution system shall be completed by competent high voltage electricians within standards outlined in the current San Diego Gas and Electric's Underground and Overhead Construction Standards.

5.4.14.2 DESCRIPTION OF WORK:

The SP shall provide emergency service response within established timeframes for response and securing of the emergency situation. Calls shall include, but not be limited to outages caused by influences other than failure of the system including, wildfires, flood, acts of God, acts of others (e.g. vehicle accidents, other service provider induced damage).

5.4.14.3 ASSOCIATED WORKLOAD:

304 work orders annually.

5.4.14.4 QUALITY STANDARD:

The SP shall, in general, provide power to all facilities. An acceptable level of service would include average service interruption duration of 75 minutes per customer per year and 0.80 occurrences per customer per year. The System Average Interruption Duration Index (SAIDI) is defined as the minutes of sustained outages per facility per year and the System Average Interruption Frequency Index (SAIFI) is defined as the number of sustained (greater than 3 minutes) outages per facility per year.

5.4.14.5 REQUIRED REPORTS:

The SP shall provide a report of all electrical service interruptions and number of emergency occurrences to the DGR.

5.4.15 SCHEDULED WORK

5.4.15.1 REQUIREMENTS:

All scheduled work completed on the electrical distribution system shall be completed by competent high voltage electricians within standards outlined in the current San Diego Gas and Electric's Underground and Overhead Construction Standards.

5.4.15.2 DESCRIPTION OF WORK:

The SP shall complete scheduled work to include installation of power to newly constructed or renovated facilities, both temporary and permanent, scheduled outage coordination, temporary power connections, disconnection of power to facilities as required for demolition or renovation, etc.

5.4.15.3 ASSOCIATED WORKLOAD:

75 work orders annually.

5.4.15.4 QUALITY STANDARD:

The SP shall complete all scheduled work by the "requested by" date with 95% success. Outages must be scheduled and approved by the DGR 10 calendar days in advance of the requested outage.

5.4.15.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all scheduled electrical service outages, including the "requested by" date and actual outage date to the DGR.

5.5 ELECTRICAL (Overhead/Underground Distribution Excluded)

5.5.1 EMERGENCY SERVICES

5.5.1.1 REQUIREMENTS:

All electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code (NEC).

5.5.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes all electrical system components within facilities and not included in section 5.4 Electrical Distribution System. Typical response services shall include, but not be limited to: power outages (not caused by the distribution system), arcing, electrical fires, critical lighting and any other condition which meets the defined criteria as an emergency.

5.5.1.3 ASSOCIATED WORKLOAD:

574 work orders annually.

5.5.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.5.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.5.2 ELECTRICAL REACTIVE SERVICES

5.5.2.1 REQUIREMENTS:

All electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code.

5.5.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work includes all electrical system components within facilities and not included in section 5.4 Electrical Distribution System. Typical response services shall include, but not be limited to: repairs to interior circuits including switches and outlets, troubleshooting, repairs to motors, exhaust fans, replacing light bulbs, lighted exit signs, emergency lighting systems and any other condition which meets the defined criteria as a reactive work order.

5.5.2.3 ASSOCIATED WORKLOAD:

2502 work orders annually.

5.5.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to respond and correct the deficiency.

5.5.3 ELECTRICAL ROUTINE SERVICES

5.5.3.1 REQUIREMENTS:

All electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code.

5.5.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes all electrical system components within facilities and not included in section 5.4 Electrical Distribution System. Typical response services shall include, but not be limited to: repairs to interior circuits including switches and outlets, troubleshooting, repairs to motors, exhaust fans, replacing light bulbs, lighted exit signs, emergency lighting systems and any other condition which meets the defined criteria as a routine work order.

5.5.3.3 ASSOCIATED WORKLOAD:

1,000 work orders annually.

5.5.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to respond and correct the deficiency.

5.5.4 SECURITY LIGHTING

5.5.4.1 REQUIREMENTS:

All electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code. Parts selected for replacement shall be of equal or better quality and designed for the purpose in which the new part is installed.

5.5.4.2 DESCRIPTION OF WORK:

Security lighting is defined as exterior lighting attached to a building or structure other than a typical lighting pole. Lighting may be solar, high pressure sodium, halogen or incandescent and may have emergency back up capacity (e.g. battery powered). The SP shall make repairs or adjustments to ensure the security lighting is fully functional including the power thereto, bulbs, photovoltaic sensors and system.

5.5.4.3 ASSOCIATED WORKLOAD:

100 work orders annually.

5.5.4.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.4.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of services including times to respond and correct the deficiency.

5.5.5 PARKING LOT LIGHTING

5.5.5.1 REQUIREMENTS:

All electrical work shall be accomplished by a qualified electrician and in accordance with the current National Electric Code. Parts selected for replacement shall be of equal or better quality and designed for the purpose in which the new part is installed and bulbs shall be at least as efficient as the bulbs replaced.

5.5.5.2 DESCRIPTION OF WORK:

Parking lot lighting is defined as exterior lighting attached to a typical lighting pole (between 15 and 40 feet high) in areas including parking areas, motor transportation lots, armories and any other paved or unpaved, lighted area which is not specifically a street or road. Lighting may be solar, high-pressure sodium, halogen or incandescent. The SP shall make repairs or adjustments to ensure the parking lot lighting is fully functional including the power thereto, bulbs, photovoltaic sensors, and system.

5.5.5.3 ASSOCIATED WORKLOAD:

100 work orders annually.

5.5.5.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.5.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of services including times to respond and correct the deficiency.

5.5.6 STREET LIGHTING

5.5.6.1 REQUIREMENTS:

All electrical work shall be accomplished by a qualified electrician and in accordance with the current National Electric Code. Parts selected for replacement shall be of equal or better quality and designed for the purpose in which the new part is installed. Traffic control shall be in accordance with the Base Provost Marshall's direction.

5.5.6.2 DESCRIPTION OF WORK:

The SP shall make repairs or adjustments to ensure the street lighting (see Attachment J-C 29) is fully functional including the power thereto, bulbs, photovoltaic sensors and system. Street lighting is defined as exterior lighting attached to a typical lighting pole (between 15 and 40 feet high) in a street or road. Lighting may be solar, high pressure sodium, halogen or incandescent. This element of work parallels that of parking lot lighting, but specifically includes the requirement for traffic control in conjunction with the work being accomplished.

5.5.6.3 ASSOCIATED WORKLOAD:

200 work orders annually.

5.5.6.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.6.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of services including times to respond and correct the deficiency.

5.5.7 SPECIALTY LIGHTING

5.5.7.1 REQUIREMENTS:

All electrical work shall be accomplished by a licensed electrician and in accordance with the current National Electric Code. Parts selected for replacement shall be of equal or better quality and designed for the purpose in which the new part is installed.

5.5.7.2 DESCRIPTION OF WORK:

The SP shall make repairs or adjustments to ensure the lighting is fully functional including the power thereto, bulbs, photovoltaic sensors and system. Specialty lighting is defined as exterior lighting attached to a pole, tower or structure more than 40 feet above grade. Lighting may be solar, high pressure sodium, halogen or incandescent. This element of work specifically includes the requirement for specialized equipment or methods to accomplish the work. Specialty lighting includes, but is not limited to: recreational field lighting, LCAC site lighting, MCTSSA perimeter lighting, aircraft warning lighting (other than lighting aboard Marine Corps Air Station), and lights on flagpoles.

5.5.7.3 ASSOCIATED WORKLOAD:

20 work orders annually.

5.5.7.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.7.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of services including times to respond and correct the deficiency.

5.5.8 NOT USED

5.5.9 EXPLOSIVE GROUND SYSTEM TESTING

5.5.9.1 REQUIREMENTS:

All electrical work shall be accomplished by a qualified electrician and in accordance with the current National Electric Code (NEC). Parts selected for replacement shall be of equal or better quality and designed for the purpose in which the new part is installed.

5.5.9.2 DESCRIPTION OF WORK:

The SP shall perform resistance to earth (3 or 2 point) and bonding (2 point) tests at a twenty four (24) month interval to include monthly testing for the first 12 months on new installations and on twenty four (24) month intervals thereafter on ordinance grounding systems.

5.5.9.3 ASSOCIATED WORKLOAD:

17 ammunition bunkers tested at twenty four (24) month intervals.

5.5.9.4 QUALITY STANDARD:

The SP shall maintain each grounding system to be safe and operational and shall perform the service for which it was designed or installed. Grounding systems shall be maintained in accordance with NAVSEA OP 5 Volume 1, MILHBK-274 (AS) and NFPA 780.

5.5.9.5 REQUIRED REPORTS:

Upon completion of each test, annotate results, record maintenance for repairs performed, and forward to the DGR, within two (2) working days of completion of testing.

5.5.10 400 Hz GENERATION AND DISTRIBUTION SYSTEM

5.5.10.1 REQUIREMENTS:

All electrical work shall be accomplished by a qualified electrician and in accordance with the current version of the National Electric Code. The SP shall maintain the 400 Hz generation and distribution system and associated equipment at MCB Camp Pendleton to include Assault Craft Unit Five (ACU-5), and MCTSSA on a reimbursable basis.

5.5.10.2 DESCRIPTION OF WORK:

The SP shall observe and log the average output voltage, kilowatts, hour meter output voltage and amperage (all three phases) and insulation resistance weekly. Outputs shall be within the parameters of the Operations and Maintenance Manuals. The SP shall take corrective action when any deviations from allowed parameters occur. The SP shall inspect for overall material condition daily, ensuring all gate boxes and utility pop ups are on for moisture removal and exercise safety light operations. The SP shall inspect pits weekly for water and sand build up and remove if present. Log hours of operations and fuel usage for all emergency back-up generators.

5.5.10.3 ASSOCIATED WORKLOAD:

Adequate staffing for one year of operations and maintenance, including repairs to systems under the established $2500 service ticket maximum.

5.5.10.4 QUALITY STANDARD:

The SP shall ensure the proper operation of the entire system including all components listed above and ensure power is provided within the operating specifications with 95% success. No individual unit or component of the system shall fail to operate within specifications for more than a 24 hour period.

5.5.10.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of operations and preventative maintenance including a summary of information logged as required above.

5.5.11 ELECTRONICS

5.5.11.1 REQUIREMENTS:

All electronics/electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code. Personnel performing traffic signal repair and maintenance must be certified at the Traffic Signal II level of the International Municipal Signal Association (IMSA). Personnel performing traffic signal repair and maintenance must be factory certified in the installation, calibration, repair, and maintenance of video detection systems, and emergency vehicle detection systems. All signalized intersections aboard MCB CPEN are stand-alone intersections. Since there is no communication between intersections, all coordination timing must be calculated in accordance with California Department of Transportation (CALTRANS) Standards and follow generally accepted traffic engineering standards. The Base Staff Judge Advocate (SJA) is responsible for conducting investigations regarding traffic accidents at intersections at MCB CPEN.

5.5.11.2 DESCRIPTION OF WORK:

The SP shall provide maintenance to include but is not limited to cleaning, adjusting, and calibrating the general electric inverse over current relays at sub stations as identified in this contract. The SP shall provide emergency services and calibration to all traffic signals on Marine Corps Base Camp Pendleton. The SP shall provide adjustment, calibration, and repair to time clocks, smoke alarms that are associated with fire detection systems, compressor controls, fire alarm control panels, backwash systems associated with training tanks, electronic access controls, flow meters, wash rack electronics etc.

5.5.11.3 ASSOCIATED WORKLOAD:

Workload is defined in sections 5.5.12, 5.5.13, & 5.5.14 below.

5.5.11.4 QUALITY STANDARD:

The SP shall perform electronics maintenance within established timeframes 95% of the time.

5.5.11.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of electronic services performed including times to respond and correct the deficiency.

5.5.12 EMERGENCIES

5.5.12.1 REQUIREMENTS:

All electronics/electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code. Personnel performing traffic signal repair and maintenance must be certified at the Traffic Signal II level of the International Municipal Signal Association (IMSA). Personnel performing traffic signal repair and maintenance must be factory certified in the installation, calibration, repair, and maintenance of video detection systems, and emergency vehicle detection systems.

5.5.12.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes all electrical system components within facilities and not included in section 5.4 Electrical Distribution System. Typical response services shall include, but not be limited to: traffic signal outages (not caused by the distribution system), alarm systems and sensors, motor controllers, and any other condition, that meets the defined criteria as an emergency.

5.5.12.3 ASSOCIATED WORKLOAD:

60 work orders annually.

5.5.12.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.5.12.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.5.13 ELECTRONICS REACTIVE SERVICES

5.5.13.1 REQUIREMENTS:

All electronics/electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current National Electric Code.

5.5.13.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work includes all electronics and system components within facilities and not included in section 5.4 Electrical Distribution System. Typical response services shall include, but not be limited to: adjustment, calibration, and repair to time clocks, traffic signals, smoke alarms associated with fire detection systems, compressor controls, fire alarm control panels, backwash systems associated with training tanks, electronic access controls, flow meters, wash rack electronics, motor controllers, digital controllers and any other condition which meets the defined criteria as a reactive work order.

5.5.13.3 ASSOCIATED WORKLOAD:

180 work orders annually.

5.5.13.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.13.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to respond and correct the deficiency.

5.5.14 ELECTRONICS ROUTINE SERVICES

5.5.14.1 REQUIREMENTS:

All electronics/electrical work shall be accomplished either by or under the specific direction of a qualified electrician and in accordance with the current version of the National Electric Code.

5.5.14.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes all electronics and system components within facilities and not included in section 5.4, Electrical Distribution System. Typical response services shall include, but not be limited to: adjustment, calibration, and repair to time clocks, traffic signals, smoke alarms associated with fire detection systems, compressor controls, fire alarm control panels, backwash systems associated with training tanks, electronic access controls, flow meters, wash rack electronics and any other condition which meets the defined criteria as a routine work order.

5.5.14.3 ASSOCIATED WORKLOAD:

120 work orders annually.

5.5.14.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.5.14.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to respond and correct the deficiency.

5.6 NATURAL GAS DISTRIBUTION SYSTEM

5.6.1.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the operation and maintenance of the existing natural gas distribution system. All work on the natural gas system shall be completed in accordance with San Diego Gas and Electric (SDG&E) Construction Standards for Polyethylene and steel gas lines with the exception of PVC pipe work which requires the use of IPS Weldon Triple Primer P-70 (or equivalent) and Weldon PVC 27-11 (or equivalent) glue, including cure times. DOT pipeline safety regulations. Uniform Mechanical and Plumbing Code. National Fuel Gas Code. Malcom Pirnie Natural Gas Field Investigation Report December 2002.

5.6.1.2 DESCRIPTION OF WORK:

The SP shall maintain the existing natural gas distribution system. The natural gas distribution system at Camp Pendleton is defined as all facilities, equipment, lines, valves, pressure reducing stations, etc. whose primary purpose is to distribute natural gas services throughout the Base. The distribution system is defined to terminate at the shutoff valve at each building or facility. A portion of the distribution system aboard the Base (approximately 40%) is currently owned and operated by an alternate SP (San Diego Gas and Electric). By definition, portions of the system owned and operated by others are NOT included in this contract. Specifics regarding the portions owned and operated by others, as well as an assessment of the current condition of the system can be found in the Natural Gas Privatization Study located in the reference library.

5.6.1.3 ASSOCIATED WORKLOAD:

The workload for this line item shall include all qualified labor, materials, equipment and tools not provided as Government Furnished to complete the tasks outlined in this section below. Also included shall be coordination with SDG&E, as a fellow SP, to ensure adequate service for all required work on this system as defined. The natural gas system at MCB Camp Pendleton consists of a number of non-interconnecting gas systems. The following is a listing of the major points of connection to SDG&E.

- A single 6 inch, 99 pounds per square inch gage (psig), PVC line along Basilone road radially feeds the following encampments and housing: San Onofre Quarters, San Onofre Trailer Park, San Mateo Area, San Onofre Area, Horno Area and Las Pulgas Area.
- A 4 inch, 99 psig PVC line feeds Las Flores.
- A 6 inch, 99 psig PVC line feeds Edson Range Area and Stuart Mesa Housing.
- A 3 inch, 99 psig PVC line feeds the northern Camp Del Mar Area.
- A 4 inch, 99 psig PVC line feeds the southern Del Mar area and Del Mar Housing.
- A 3 inch, 99 psig PVC line feeds South Mesa Housing.
- A 4 inch, 99 psig PVC line feeds Wire Mountain 3.
- A 4 inch, 99 psig PVC line feeds Wire Mountain 1 and 2.
- A 6 inch, 400 psig STEEL line owned by SDG&E feeds the Headquarters Area.
- A 5 inch, 74 psig PVC branch line feeds Naval Hospital and Oneil Housing.
- A 6 inch, 99 psig PVC branch line feeds the Chappo Area, including Margarita Area, and MCAS.
- A 4 inch, 35 psig, PVC branch line feeds San Luis Rey Housing.
- A 4 inch, 35 psig, PVC line feeds Serra Mesa Housing.

There are no second line feeds or loops to most areas. The total gas distribution system owned by Camp Pendleton is composed of approximately 59,500 feet of 1 to 2 inch piping; 130,900 feet of 2 to 3 inch piping; 63, 500 feet of 3 to 4 inch piping; 57,200 feet of 4 to 5 inch piping; 115, 100 feet of 6 inch piping; 3,000 feet of 8 inch piping; and 700 feet of 10 inch piping. Camp Pendleton owns approximately 88% of pipe on base. SDG&E owns the other 12%. Most of SDG&E's pipe is connected to high-pressure gas transportation lines. The main exception is San Luis Rey Housing, which is supplied by Camp Pendleton. Approximately 48% of the piping owned by Camp Pendleton is steel. Most of its remaining piping is PVC with a smaller amount of PE.

There are an estimated 1500 isolation valves on the distribution system. Cathodic protection is present on most steel pipe, but steel pipe less than 2 inches in diameter is considered to be in poor condition. Steel pipe 2 inches in diameter and larger and all nonferrous pipe are in fair condition. System drawings are poor and have not been updated in a number of years. Construction breakage is a common cause of leaks. There are 34 metered points of connection.

5.6.1.4 QUALITY STANDARD:

The SP shall, in general, maintain the integrity of the natural gas distribution system to all base owned natural gas distribution systems facilities. An acceptable level of service would include response to all work orders for calls of natural gas odor within 1 hour, natural gas leaks secured within 2 hours and natural gas leaks repaired and service restored within 4 hours for all lines 3 inches in diameter and less. For PVC lines in excess of 3 inches in diameter, the service shall be restored within when the repaired joint is fully cured as per applicable standard 1.5 hours for each inch of diameter pipe (that is, a six inch line will be repaired and service restoration initiated in 9 hours). Each of these standards shall be met with 90% success and nonconforming responses shall not exceed twice the time limits given.

5.6.1.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all natural gas service interruptions, including response, repair and restoration times for each occurrence to the DGR.

5.6.2 NATURAL GAS DISTRIBUTION SYSTEM OPERATIONS

5.6.2.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the operation and maintenance of the existing natural gas distribution system.

5.6.2.2 DESCRIPTION OF WORK:

The SP shall ensure the consistent, reliable operation of the natural gas distribution system not to include meter reading in section 5.1.12; however, no specific tasks for operation of this system are required or specified.

5.6.2.3 ASSOCIATED WORKLOAD:

None.

5.6.2.4 QUALITY STANDARD:

Not applicable.

5.6.2.5 REQUIRED REPORTS:

Not applicable.

5.7 NOT USED

5.7.1 Not Used

5.7.2 Not Used

5.7.3 NATURAL GAS DISTRIBUTION SYSTEM EMERGENCY SERVICE

5.7.3.1 REQUIREMENTS:

All emergency services shall be completed in strict accordance with SDG&E standards for repair and construction.

5.7.3.2 DESCRIPTION OF WORK:

The SP shall provide emergency service response within established timeframes for response and securing of the emergency situation. Calls shall include, but not be limited to, outages caused by underground and above ground line breaks, reports of gas odors, severe pressure fluctuations (either increased or reduced) and other conditions which warrant emergency response as defined in this contract. Scope of required work includes all trades required for underground or above ground breaks including (when required) heavy equipment operations, shoring and trenching, sampling, testing, start up, valving, pipefitting, safety, traffic control, pavement cutting, removal and repair, dewatering, and all other associated work inclusively.

5.7.3.3 ASSOCIATED WORKLOAD:

267 work orders.

5.7.3.4 QUALITY STANDARD:

The SP shall, in general, ensure the integrity of the natural gas distribution system to all facilities. An acceptable level of service would include response to emergency work orders for calls of gas odor within 1 hour, gas leaks secured within 2 hours and gas leaks repaired and service restored within manufacturers curing time recommendations for all PVC natural gas lines. Each of these standards shall be met with 90% success and no response shall exceed twice the time limits given.

5.7.3.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all natural gas service interruptions, including response, repair and restoration times for each occurrence to the DGR.

5.7.4 SCHEDULED WORK

5.7.4.1 REQUIREMENTS:

All scheduled work performed on the natural gas distribution system shall be completed by qualified personnel in strict accordance with applicable SDG&E standards. All repairs to polyethylene (PE) pipe must be completed by personnel specifically trained in thermal fusion or electrofusion as applicable.

5.7.4.2 DESCRIPTION OF WORK:

The SP shall complete scheduled work to include connection of new, renovated or temporary facilities, scheduled outage coordination for both SP and non-SP work, disconnection of natural gas to facilities as required for demolition or renovation, etc. Scope of required work includes all trades required for underground or above ground breaks including (when required) heavy equipment operations, shoring and trenching, sampling, testing, start up, valving, pipefitting, safety, traffic control, pavement cutting, removal and repair, dewatering, and all other associated work inclusively.

5.7.4.3 ASSOCIATED WORKLOAD:

75 work orders annually.

5.7.4.4 QUALITY STANDARD:

The SP shall complete all scheduled work by the "DGR requested by" date with 95% success. Outages must be approved by the DGR 10 working days in advance of the requested outage.

5.7.4.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all scheduled natural gas service outages, including the "requested by" date and actual outage date to the DGR.

5.8 PLUMBING EMERGENCY SERVICES

5.8.1.1 REQUIREMENTS:

All plumbing work shall be accomplished either by or under the specific direction of a qualified plumber and in accordance with the current version of the Uniform Plumbing Code.

5.8.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes all plumbing components within facilities and not included in sections 5.11 Water Distribution System, 5.9 Wastewater Conveyance and Treatment System and 5.6, Natural Gas Distribution System. Typical response services shall include, but not be limited to: clearing drain lines (including floor drains, sinks, commodes, urinals, showers, tubs, etc.), repairing significant leaks, and securing water within a facility to prevent additional damage, etc and any other condition which meets the defined criteria as an emergency.

5.8.1.3 ASSOCIATED WORKLOAD:

1,606 work orders annually.

5.8.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.8.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.8.2 PLUMBING REACTIVE SERVICES

5.8.2.1 REQUIREMENTS:

All plumbing work shall be accomplished either by or under the specific direction of a qualified plumber and in accordance with the current version of the Uniform Plumbing Code.

5.8.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work includes all plumbing components within facilities and not included in sections 5.11 Water Distribution System, 5.9 Wastewater Conveyance and Treatment System and 5.6 Natural Gas Distribution System. Typical response services shall include, but not be limited to: clearing drain lines (including floor drains, sinks, commodes, urinals, showers, tubs, etc.), minor repairs (including supply lines, faucets, hose bibs, angle stops, flushometers, water hammers, shower valves, eyewash stations, etc.), and any other condition which meets the defined criteria as reactive services.

5.8.2.3 ASSOCIATED WORKLOAD:

6,480 work orders annually.

5.8.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.8.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.8.3 PLUMBING ROUTINE SERVICES

5.8.3.1 REQUIREMENTS:

All plumbing work shall be accomplished either by or under the specific direction of a qualified plumber and in accordance with the current version of the Uniform Plumbing Code.

5.8.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes all plumbing components within facilities and not included in sections 5.11 Water Distribution System, 5.9 Wastewater Conveyance and Treatment System and 5.6, Natural Gas Distribution System. Typical response services shall include, but not be limited to: clearing drain lines (including floor drains, sinks, commodes, urinals, showers, tubs, etc.), minor repairs (including supply lines, faucets, hose bibs, angle stops, flushometers, water hammers, shower valves, eyewash stations, etc.), and any other condition which meets the defined criteria as routine services.

5.8.3.3 ASSOCIATED WORKLOAD:

3,172 work orders annually.

5.8.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a work order be completed in more than double the required time.

5.8.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.8.4 PIPEFITTING EMERGENCY SERVICES

5.8.4.1 REQUIREMENTS:

All pipefitting work shall be accomplished either by or under the specific direction of a qualified pipe fitter and in accordance with the current version of the Uniform Plumbing Code.

5.8.4.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes typically all rigid piping systems within facilities to include 2 inches and larger supply, and 4 inches and larger waste lines in diameter to include fire protection systems but not included in sections 5.11 Water Distribution System, 5.9 Wastewater Conveyance and Treatment System and 5.6, Natural Gas Distribution System. Typical response services shall include, but not be limited to: repairing significant leaks, making emergency repairs to fire protection systems including risers and securing water or natural gas within a facility to prevent additional damage, and any other condition which meets the defined criteria as an emergency.

5.8.4.3 ASSOCIATED WORKLOAD:

100 work orders annually.

5.8.4.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.8.4.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.8.5 PIPEFITTING REACTIVE SERVICES

5.8.5.1 REQUIREMENTS:

All pipefitting work shall be accomplished either by or under the specific direction of a qualified pipe fitter and in accordance with the current version of the Uniform Plumbing Code.

5.8.5.2 DESCRIPTION OF WORK:

The SP shall provide reactive services as defined in this contract. This element of work includes typically all rigid piping systems within facilities to include 2 inches and larger supply, and 4 inches and larger waste lines in diameter to include fire protection systems but not included in sections 5.11 Water Distribution System, 5.9 Wastewater Conveyance and Treatment System and 5.6, Natural Gas Distribution System. Typical response services shall include, but not be limited to: repairing significant leaks, making reactive repairs to fire protection systems including risers and securing water or natural gas within a facility to prevent additional damage, and any other condition which meets the defined criteria as reactive. This work is defined to include minor repairs, which fall under the $2500 work order limit as defined.

5.8.5.3 ASSOCIATED WORKLOAD:

580 work orders annually.

5.8.5.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall be more than double the required time.

5.8.5.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.8.6 PIPEFITTING ROUTINE SERVICES

5.8.6.1 REQUIREMENTS:

All pipefitting work shall be accomplished either by or under the specific direction of a qualified pipe fitter and in accordance with the current version of the Uniform Plumbing Code.

5.8.6.2 DESCRIPTION OF WORK:

The SP shall provide routine services as defined in this contract. This element of work includes typically all rigid piping systems within facilities to include 2 inches and larger supply, and 4 inches and larger waste lines in diameter to include fire protection systems but not included in sections 5.11 Water Distribution System, 5.9 Wastewater Conveyance and Treatment System and 5.6, Natural Gas Distribution System. Typical response services shall include, but not be limited to: repairing significant leaks, making routine repairs to fire protection systems including risers and securing water or natural gas within a facility to prevent additional damage, and any other condition which meets the defined criteria as routine. This work is defined to include minor repairs, which fall under the $2500 work order limit as defined.

5.8.6.3 ASSOCIATED WORKLOAD:

128 work orders annually.

5.8.6.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall be more than double the required time.

5.8.6.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.9 WASTEWATER CONVEYANCE AND TREATMENT SYSTEM

5.9.1.1 REQUIREMENTS:

The SP shall provide trained, certified personnel for the operation and maintenance of the wastewater conveyance, treatment and effluent disposal systems at MCB CPEN. Sewage Treatment Plant (STP) operators shall be certified in accordance with Title 23 California Code of Regulations and all operations work shall be completed certified operators as required by California State law.

5.9.1.2 DESCRIPTION OF WORK:

The SP shall operate and maintain the wastewater conveyance, treatment and effluent disposal systems. All work, including operations per NPDES Permits, preventative maintenance per Action Plan submitted to the EPA 22 May 2000, corrective maintenance, and repairs required under this section shall be completed in strict compliance with the Operations and Maintenance Manuals for Sewage Treatment Plants (STP) and Lift Stations completed by Brown and Caldwell in November 1999. The SP shall comply with all requirements of Regional Water Quality Control Board Order 9604 and all NPDES permits and waste discharge requirements. Additionally, all work shall meet the requirements of current and future Notices of Violation and Cease and Desist Orders as may be imposed. The SP shall provide an annual preventive maintenance plan that clearly depicts the scheduled intervals and planned dates for

accomplishment of the specific preventive maintenance tasks identified in the O&M manuals or required by Order 9604 or any subsequent orders.

5.9.1.3 ASSOCIATED WORKLOAD:

The workload for this line item shall include all qualified labor, materials, equipment and tools not provided as Government Furnished to complete the tasks outlined in this section below. The wastewater system at MCB Camp Pendleton consists of nine (7) treatment plants, 71 (13 of which are oil water separators) sewer pumping stations, approximately 260,000 feet of gravity and force mains, and approximately 1,950 manholes. Most of the piping is between 30 and 50 years old. Pipe material known includes VCP, PVC, ABS, DIP, and CIP. The sewage is treated to secondary standards by the trickling filter method, with chlorination. Plants 1,2,3,and 13 are currently under Cease and Desist Orders. Currently the effluent from four of these plants is discharged to the Lower Santa Margarita River. For these five, the proposed disposal method is percolation in an area adjacent to one of the treatment plants. Three (3) other plants have their effluent discharged to percolation ponds and or injection wells. The remaining plant currently discharges to the Santa Margarita River. Upon completion of an ongoing project, effluent will be discharged to local injection wells.

The base uses effluent from one of the plants for irrigation at the base golf course. An additional plant will be utilized for this purpose upon completion of an ongoing project. The plant capacities are as follows:

Plant	Capacity
1	1.5 MGD
2	0.3 MGD
3	1.7 MGD
9	0.4 MGD
11	1.9 MGD
12	0.6 MGD
13	4.0 MGD

Many capital improvements and replacements have been completed recently to the treatment facilities, and there are several ongoing projects to meet the requirements of the Cease and Desist Orders. Very little preventive maintenance or replacement projects have been done to the sewer lines or manholes. Few of the pump stations have backup power generators. All sample gathering and associated requirements are done in-house and the samples are sent to an outside laboratory. Many of the sewage facilities are controlled by a PC based software and hardware system call "UNITY". There appears to be a large inflow/infiltration problem. A Sewage Overflow and Prevention Plan is being completed for the base. There is also a contract underway that is placing the entire wastewater system into a computer modeling software program linked to GIS. The base currently provides wastewater treatment and service to the NCTD (North County Transit District) Commuter Rain Maintenance facility, Caltrans I-5 rest stops and the INS Border Patrol checkpoint on Interstate 5.

5.9.1.4 QUALITY STANDARD:

The SP shall use its best efforts to ensure the compliant, reliable conveyance, treatment and disposal of wastewater.

5.9.1.5 REQUIRED REPORTS:

The SP shall provide all required reports to validate a compliant, reliable system.

5.10 WASTEWATER SYSTEM OPERATIONS

5.10.1.1 REQUIREMENTS:

The SP shall provide STP operators certified in accordance with Title 23 California Code of Regulations and all operations work shall be completed under the direction of certified operators as required by California State law.

5.10.1.2 DESCRIPTION OF WORK:

As a minimum, the SP shall provide adequate staffing of certified treatment plant operators, ensuring each plant has an operator on site during normal working hours and ensuring a certified plant operator is on duty on Base outside normal working hours. The SP shall complete all operations and daily maintenance required in the referenced O&M Manuals for all STP and the entire collection system as well as any corrective maintenance required by the O&M Manuals.

5.10.1.3 ASSOCIATED WORKLOAD:

See section 5.9.1.3

5.10.1.4 QUALITY STANDARD:

The SP shall ensure effluent quality meets Santa Margarita River or ocean discharge standards (for southern basin plants) in accordance with the NPDES permit for all constituents on all frequencies and averages unless the SP can verify the influent constituents significantly exceeded average influent constituent levels, which resulted in ineffective treatment at the plant. The SP shall ensure effluent quality meets percolation basin or injection well discharge standards for all other plants in accordance with the NPDES permits for all constituents on all frequencies and averages. The SP shall comply with all requirements of Regional Water Quality Control Board Order 9604 and all NPDES permits and waste discharge requirements. A single influent sample exceeds the 30-day running average by a factor of 2.

5.10.1.5 REQUIRED REPORTS:

The SP shall provide a monthly report of Wastewater Service compliance to the DGR and meet all current compliance deadlines.

5.10.2 SEWAGE TREATMENT PLANT (STP) OPERATIONS

5.10.2.1 REQUIREMENTS:

The SP shall provide Sewage Treatment Plant (STP) operators certified in accordance with Title 23 California Code of Regulations and all operations work shall be completed under the direction of certified operators as required by California State law.

5.10.2.2 DESCRIPTION OF WORK:

As a minimum, the SP shall provide adequate staffing of certified treatment plant operators, ensuring each plant has a certified operator on site during normal working hours and ensuring a certified plant operator is on duty on Base outside normal working hours. The SP shall complete all operations and daily maintenance required in the referenced O&M Manuals for all Sewage Treatment Plants (STP) as well as any corrective maintenance required by the O&M Manuals.

5.10.2.3 ASSOCIATED WORKLOAD:

Effort required for one year based on the current plants' configuration and condition as well as the requirements in the O&M Manuals.

5.10.2.4 QUALITY STANDARD:

The SP shall ensure effluent quality meets current discharge standards (for Santa Margarita basin plants) in accordance with the current effluent limitations as outlined in the individual NPDES permits issued by the State Water Resources Control Board. The SP shall ensure effluent quality meets current percolation basin or injection well discharge standards (for all other plants) in accordance with the current Water Discharge Requirements (WDR) 99% of the time for all constituents on all frequencies and averages. The wastewater lawsuit/consent decree has additional standards that must be met.

5.10.2.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all Wastewater service compliance to the DGR.

5.10.3 WASTEWATER COLLECTION SYSTEM OPERATIONS

5.10.3.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Wastewater Collection System Operations and associated equipment at MCB Camp Pendleton and as required by California State law. The SP shall conform to Order 9604, Regional Water Quality Control Board.

5.10.3.2 DESCRIPTION OF WORK:

As a minimum, the SP shall provide adequate staff to accomplish all required operations, daily maintenance, and corrective maintenance. The SP shall complete all operations and daily maintenance required in the referenced O&M Manuals for all sewage conveyance/collection system as well as any corrective maintenance required by the O&M Manuals.

5.10.3.3 ASSOCIATED WORKLOAD:

Effort required for one year based on the current system configuration and condition as well as the requirements in the O&M Manuals.

5.10.3.4 QUALITY STANDARD:

The SP shall ensure the collection system operates so that there are no spill occurrences resulting from SP fault.

5.10.3.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all Wastewater Service compliance to the DGR

5.10.4 SEWAGE TREATMENT PLANT 1 (STP-1) PREVENTIVE MAINTENANCE

5.10.4.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of all Sewage Treatment Plant-1 (STP) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.4.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-1. The O&M manuals are located in each plant and in the Technical resource center.

5.10.4.3 ASSOCIATED WORKLOAD:

All equipment, procedures, and frequencies are listed in the plant O&M manuals.

5.10.4.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.4.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work shall be recorded in MAXIMO.

5.10.5 SEWAGE TREATMENT PLANT 2 (STP -2) PREVENTIVE MAINTENANCE

5.10.5.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of Sewage Treatment Plant-2 (STP) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.5.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-2. The O&M manuals are located in each plant and in the Technical resource center.

5.10.5.3 ASSOCIATED WORKLOAD:

All equipment, procedures and frequencies are listed in the plant O&M manuals.

5.10.5.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.5.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work will be recorded in MAXIMO.

5.10.6 SEWAGE TREATMENT PLANT 3 (STP-3) PREVENTIVE MAINTENANCE

5.10.6.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of Sewage Treatment Plant 3 (STP-3) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.6.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-3. The O&M manuals are located in each plant and in the Technical resource center.

5.10.6.3 ASSOCIATED WORKLOAD:

All equipment, procedures and frequencies are listed in the plant O&M manuals.

5.10.6.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.6.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work will be recorded in MAXIMO.

5.10.7 SEWAGE TREATMENT PLANT 9 (STP-9) PREVENTIVE MAINTENANCE

5.10.7.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of all Sewage Treatment Plant 9 (STP-9) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.7.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-9. The O&M manuals are located in each plant and in the Technical resource center.

5.10.7.3 ASSOCIATED WORKLOAD:

All equipment, procedures and frequencies are listed in the plant O&M manuals.

5.10.7.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.7.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work will be recorded in MAXIMO.

5.10.8 SEWAGE TREATMENT PLANT 11 (STP-11) PREVENTIVE MAINTENANCE

5.10.8.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of Sewage Treatment Plant 11 (STP-11) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.8.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-11. The O&M manuals are located in each plant and in the Technical resource center.

5.10.8.3 ASSOCIATED WORKLOAD:

All equipment, procedures and frequencies are listed in the plant O&M manuals.

5.10.8.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.8.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work will be recorded in MAXIMO.

5.10.9 SEWAGE TREATMENT PLANT 12 (STP-12) PREVENTIVE MAINTENANCE

5.10.9.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of Sewage Treatment Plant (STP-12) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.9.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-12. The O&M manuals are located in each plant and in the Technical resource center.

5.10.9.3 ASSOCIATED WORKLOAD:

All equipment, procedures and frequencies are listed in the plant O&M manuals.

5.10.9.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.9.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work will be recorded in MAXIMO.

5.10.10 SEWAGE TREATMENT PLANT 13 (STP-13) PREVENTIVE MAINTENANCE

5.10.10.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of Sewage Treatment Plant (STP-13) and associated equipment aboard MCB Camp Pendleton. When applicable all preventative maintenance work must be completed in compliance with federal, state and local codes, permits and standards. All preventative maintenance which is not regulated by federal, state and local codes, permits and standards, shall be performed as called out in the O&M manuals. The SP shall follow the currently in place preventative maintenance plan as illustrated in the individual plant O&M manuals.

5.10.10.2 DESCRIPTION OF WORK:

The SP shall provide a qualified staff of technicians to meet all permit and code requirements. The SP shall complete all preventative maintenance as listed and scheduled in the referenced Operations and Maintenance Manuals for STP-13. The O&M manuals are located in each plant and in the Technical resource center.

5.10.10.3 ASSOCIATED WORKLOAD:

All equipment, procedures and frequencies are listed in the plant O&M manuals.

5.10.10.4 QUALITY STANDARD:

The SP shall maintain all equipment listed as prescribed in the O&M manuals at each plant. The SP shall complete all PM's as scheduled in the SP's annual preventative maintenance plan with 95% accuracy. The SP shall make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.10.5 REQUIRED REPORTS:

The SP shall provide a quarterly narrative report of all Wastewater Preventative Maintenance issues to the DGR. Actual preventative maintenance work will be recorded in MAXIMO.

5.10.11 SEWAGE TREATMENT PLANT (STP) EMERGENCY POWER PREVENTATIVE MAINTENANCE

5.10.11.1 REQUIREMENTS:

All emergency generator work shall be accomplished by a qualified mechanic. The SP shall provide maintenance to mobile generators, standby generators, and generators in facilities listed herein.

5.10.11.2 DESCRIPTION OF WORK:

The SP shall provide routine maintenance and inspections on a daily, weekly, and monthly basis per all manufacturer's specifications which will include but is not limited to: check oil, cooling system, battery, fuel storage tanks for leaks and fuel as necessary, check belts, electrical systems, and general overall condition of units to include testing and running; clean general areas, units, floors, and log all operations. The SP shall provide annual maintenance per all manufacturer's specifications which will include but is not limited to: load testing, change air and oil filters, change oil and replace spark plugs.

5.10.11.3 ASSOCIATED WORKLOAD:

Adequate staffing for one year of operations and maintenance on 7 emergency generators, including repairs to systems under the established $2500 service ticket maximum.

5.10.11.4 QUALITY STANDARD:

The SP shall ensure the proper operation of the entire system and ensure power is provided within the operating specifications with 95% success. No individual unit or component of the system shall fail to operate within specifications for more than a 24-hour period.

5.10.11.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of operations and preventive maintenance including a summary of information logged as required above.

5.10.12 WASTEWATER CONVEYANCE/COLLECTION SYSTEM PREVENTATIVE MAINTENANCE

5.10.12.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of the Wastewater Conveyance and Collection System and associated equipment at MCB Camp Pendleton and as required by California State law.

5.10.12.2 DESCRIPTION OF WORK:

As a minimum, the SP shall provide a staff of qualified technicians. The SP shall complete all preventative maintenance required in the referenced Operations and Maintenance Manuals for the Wastewater Conveyance and Collection System. While no specific work corresponds directly to this element of work, the SP shall ensure proper management and oversight of the preventative maintenance plan for all work elements listed below.

5.10.12.3 ASSOCIATED WORKLOAD:

Effort required for one year period.

5.10.12.4 QUALITY STANDARD:

The SP shall maintain and make available at any time, a fully documented record of planned and completed preventative maintenance.

5.10.12.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all Wastewater Collection/Conveyance System Preventative Maintenance to the DGR.

5.10.13 WASTEWATER LIFT STATION MONTHLY PREVENTATIVE MAINTENANCE

5.10.13.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of the Wastewater Conveyance and Collection System and associated equipment at MCB Camp Pendleton and as required by California State law.

5.10.13.2 DESCRIPTION OF WORK:

All required work in the O&M Manuals shall be completed as scheduled. The SP shall provide an annual preventative maintenance plan that clearly depicts the scheduled intervals and planned dates for accomplishment of specific preventative maintenance tasks.

5.10.13.3 ASSOCIATED WORKLOAD:

Monthly preventative maintenance of 71 lift stations.

5.10.13.4 QUALITY STANDARD:

The SP shall complete and document preventative maintenance within acceptable ranges of the approved preventative maintenance plan.

5.10.13.5 REQUIRED REPORTS:

Submit an annual preventative maintenance plan within 45 days of the Notice to Proceed and annually thereafter. Submit a monthly report of all wastewater preventative maintenance to the DGR.

5.10.14 WASTEWATER LIFT STATION ANNUAL PREVENTATIVE MAINTENANCE

5.10.14.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of the Wastewater Conveyance and Collection System and associated equipment at MCB Camp Pendleton and as required by California State law.

5.10.14.2 DESCRIPTION OF WORK:

All required in the O&M Manuals shall be completed as scheduled. The SP shall provide an annual preventative maintenance plan that clearly depicts the scheduled intervals and planned dates for accomplishment of specific preventative maintenance tasks.

5.10.14.3 ASSOCIATED WORKLOAD:

Annual preventative maintenance of 71 lift stations.

5.10.14.4 QUALITY STANDARD:

The SP shall complete and document preventative maintenance within acceptable ranges of the approved preventative maintenance plan.

5.10.14.5 REQUIRED REPORTS:

Submit an annual preventative maintenance plan within 45 days of the Notice to Proceed and annually thereafter. Submit a monthly report of all wastewater preventative maintenance to the DGR.

5.10.15 FORCED MAIN PREVENTATIVE MAINTENANCE

5.10.15.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of the Wastewater Conveyance and Collection System and associated equipment at MCB Camp Pendleton and as required by California State law.

5.10.15.2 DESCRIPTION OF WORK:

The SP shall provide an annual preventative maintenance plan that clearly depicts the scheduled intervals and planned dates for accomplishment of specific preventative maintenance tasks. Annual maintenance shall include, as a minimum, complete video inspection, removal of any noted debris to specifically include grease and root intrusion, and complete reporting of completion. All work required in the O&M Manuals shall be completed as scheduled.

5.10.15.3 ASSOCIATED WORKLOAD:

Annual preventative maintenance of 32 miles of forced mains.

5.10.15.4 QUALITY STANDARD:

The SP shall complete and document preventative maintenance within acceptable ranges of the approved preventative maintenance plan.

5.10.15.5 REQUIRED REPORTS:

Submit an annual preventative maintenance plan within 45 days of the Notice to Proceed and annually thereafter. Submit a monthly report of all wastewater preventative maintenance to the DGR.

5.10.16 GRAVITY SEWER MAIN ANNUAL PREVENTATIVE MAINTENANCE

5.10.16.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the Preventative Maintenance of the Wastewater Conveyance and Collection System and associated equipment at MCB Camp Pendleton and as required by California State law.

5.10.16.2 DESCRIPTION OF WORK:

The SP shall provide an annual preventative maintenance plan that clearly depicts the scheduled intervals and planned dates for accomplishment of specific preventative maintenance tasks. Annual maintenance shall include, as a minimum, removal of any noted debris to specifically include grease and root intrusion, and complete reporting of completion. All work required in the O&M Manuals shall be completed as scheduled.

5.10.16.3 ASSOCIATED WORKLOAD:

Annual preventative maintenance of 131 miles of gravity sewer mains.

5.10.16.4 QUALITY STANDARD:

The SP shall complete and document preventative maintenance within acceptable ranges of the approved preventative maintenance plan.

5.10.16.5 REQUIRED REPORTS:

Submit an annual preventative maintenance plan within 45 days of the Notice to Proceed and annually thereafter. Submit a monthly report of all wastewater preventative maintenance to the DGR.

5.10.17 NOT USED

5.10.18 NOT USED

5.10.19 LIFT STATION EMERGENCY POWER PREVENTATIVE MAINTENANCE

5.10.19.1 REQUIREMENTS:

All emergency generator work shall be accomplished by a qualified mechanic. The SP shall provide maintenance to mobile generators, standby generators, and generators in facilities listed herein.

5.10.19.2 DESCRIPTION OF WORK:

The SP shall provide routine maintenance and inspections on a daily, weekly, and monthly basis per all manufacturer's specifications which will include but is not limited to: check oil, cooling system, battery, fuel storage tanks for leaks and fuel as necessary, check belts, electrical systems, and general overall condition of units to include testing and running; clean general areas, units, floors, and log all operations. The SP shall provide annual maintenance per all manufacturer's specifications which will include but is not limited to: load testing, change air and oil filters, change oil and replace spark plugs.

5.10.19.3 ASSOCIATED WORKLOAD:

Adequate staffing for one year of operations and maintenance on 41 emergency generators, including repairs to systems under the established $2500 service ticket maximum.

5.10.19.4 QUALITY STANDARD:

The SP shall ensure the proper operation of the entire system and ensure power is provided within the operating specifications with 95% success. No individual unit or component of the system shall fail to operate within specifications for more than a 24-hour period.

5.10.19.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of operations and preventative maintenance including a summary of information logged as required above.

5.10.20 WASTEWATER SYSTEM EMERGENCY SERVICE

5.10.20.1 REQUIREMENTS:

All emergency services shall be completed in strict accordance with Title 23 California Code of Regulations standards for repair and construction.

5.10.20.2 DESCRIPTION OF WORK:

The SP shall provide emergency service response within established timeframes for response and securing of the emergency situation. Calls shall include, but not be limited to blockages which create noted backup less than actual spills, responses to Unity system indications of failed pumps or alarms and other conditions which warrant emergency response as defined in this contract. Sewage spills shall specifically not be included in this element of work. Scope of required work includes all trades required for underground or above ground breaks including (when required) heavy equipment operations, shoring and trenching, sampling, testing, start up, valving, pipefitting, safety, traffic control, pavement cutting, removal and repair, dewatering, electronics, and all other associated work inclusively

5.10.20.3 ASSOCIATED WORKLOAD:

100 work orders.

5.10.20.4 QUALITY STANDARD:

The SP shall respond to and arrest emergencies within established timeframes with 95% success. In no case shall any facility or facilities be without compliant sewer service for more than 12 hours.

5.10.20.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all wastewater system emergency responses (other than spills) including response times and time to arrest the emergency to the DGR.

5.10.21 WASTEWATER SYSTEM SPILL RESPONSE

5.10.21.1 REQUIREMENTS:

Response to spills shall include the requirement to provide a qualified incident commander, as well as compliant tools, equipment and materials to recover the maximum possible volume of sewage spilled.

5.10.21.2 DESCRIPTION OF WORK:

The SP shall provide emergency service response to spills including all required equipment, labor, tools and materials to arrest the spill condition, recover the maximum amount of sewage possible, and provide strict reporting in accordance with current EPA requirements. Arresting the condition will include but is not limited to; any and all required trades, including electronics, floats, electrical, pumps, structural, line repairs, piping systems, sensors, environmental protection/reporting, heavy equipment, hazardous materials and hazardous waste, incident reporting.

5.10.21.3 ASSOCIATED WORKLOAD:

20 spills annually. Time and materials.

5.10.21.4 QUALITY STANDARD:

The SP shall respond to and arrest sewage spills in less than 1 hour from the time reported. Continue work until such time as service is restored, the emergency condition is arrested and all sewage possible has been recovered.

5.10.21.5 REQUIRED REPORTS:

The SP shall, immediately after a spill, provide a spill report of all wastewater system spills including response times and time to arrest the emergency to the DGR.

5.10.22 SCHEDULED SUPPORT WORK

5.10.22.1 REQUIREMENTS:

All scheduled work completed on the wastewater collection, conveyance and treatment system shall be completed in strict accordance with applicable EPA standards and current Notices of Violation and Operating Permits. At no time shall scheduled work result in reduced effluent quality or spills. For work within Sewage Treatment Plants (STP), all work must be accomplished under the supervision of a certified Sewage Treatment Plant (STP) operator in accordance with California State law.

5.10.22.2 DESCRIPTION OF WORK:

The SP shall complete scheduled work to include but is not limited to: connection of new, renovated or temporary facilities, scheduled outage coordination for both SP and non-SP work, temporary connections, disconnection of sewage system to facilities as required for demolition or renovation. Scope of required work includes all trades required for underground or above ground breaks including (when required) heavy equipment operations, shoring and trenching, sampling, testing, start up, valving, pipefitting, safety, traffic control, pavement cutting, removal and repair, dewatering, and all other associated work.

5.10.22.3 ASSOCIATED WORKLOAD:

75 work orders annually.

5.10.22.4 QUALITY STANDARD:

The SP shall complete all scheduled work by the "requested by" date with 95% success. Outages must be scheduled and approved by the DGR 10 calendar days in advance of the requested outage.

5.10.22.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all scheduled water service outages, including the "requested by" date and actual outage date to the DGR.

5.10.23 SAMPLING AND REPORTING

A. Plant 1 NPDES Permit No. CA0108961
B. Plant 2 NPDES Permit No. CA0108979
C. Plant 3 NPDES Permit No. CA0108987
D. Plant 13 NPDES Permit No. CA0109002
E. Plant 13 NPDES Permit No. CA0109002
F. Plant 1 WDR No. 2000-45
G. Plant 2 WDR No. 2000-45
H. Plant 9 WDR No. 2001-196
I. Plant 11 WDR No. 97-13
J. Plant 12 WDR No. 98-05

5.10.23.1 REQUIREMENTS:

The SP shall:

Collect all samples for NPDES permit compliance at each STP and preps containers for delivery to an Environmental Laboratory Accreditation Program (ELAP) certified lab for analysis.

Conduct compliance field-testing for parameters, with recommended immediate holding times, according to 40 CFR Part 136.

Collect and analyze Toxicity Reduction Evaluation samples, according to NPDES permit requirements, at Sewer Plants demonstrating toxicity.

Collect and analyze Process Control samples, as outlined in O&M manual, for each sewer Plant as required in NPDES permit.

Perform additional sampling and analysis, as requested by Facilities Maintenance Officer or Wastewater Supervisor, in support of new Plant projects, regulatory inquiries, or wastewater impact studies.

Prepare regulatory reports for submittal by the Wastewater Supervisor.

Perform daily checks on reclaimed wastewater reservoir and receiving water levels, to assess need for additional sampling, as permit monitoring requires.

5.10.23.2 DESCRIPTION OF WORK:

Daily total chlorine field analysis at Plants 1, 2, 3 and 13

Weekly dissolved oxygen field analysis at each Plant 1, 2, 3 and 13

Five per week pH field analysis at each Plant 1, 2, 3 and 13

Weekly pH field analysis at each Plant 9, 11 and 12

Collect composite effluent samples, five per week, for permit-required analysis at each Plant 1, 2, 3 and 13 for delivery to ELAP certified lab.

Collect weekly influent composite and weekly effluent grab samples for permit-required analysis at each Plant 1, 2, 3 and 13 for delivery to ELAP certified lab.

Collect weekly composite and grab samples for permit-required ELAP certified analysis at each Plant 9, 11 and 12 for delivery to ELAP certified lab.

Collect dried sludge samples, as needed, for permit-required ELAP analysis and coordinate dry sludge hauling to landfill. Approximately 2 sample events/plant/year.

In-house Process Control sampling and analysis.

Evaluate and input data, incoming from ELAP certified lab, onto spreadsheets and e-mail to Base staff.

Provide technical assistance and input to wastewater staff.

Interpret and implement regulatory requirements related to wastewater.

5.10.23.3 ASSOCIATED WORKLOAD:

Sampling, analysis and reporting responsibilities from the Drinking Water section of the Base to include Customer Complaint response, Water Quality Monitoring, Lead and Copper rules and Disinfections by-product/ Information Collection rules requirements.

5.10.23.4 QUALITY STANDARD:

The SP shall complete all scheduled sampling and reporting within established timeframes with 100% success. In no case shall failure to complete sampling or reporting result in an adverse compliance action from any regulatory agency. Laboratory must be ELAP certified for data reportable to NPDES permit monitoring requirements.

5.10.23.5 REQUIRED REPORTS:

The SP shall provide a monthly, quarterly, and annual reports of all sampling and reporting completed to the DGR.

5.11 WATER PRODUCTION, TREATMENT AND DISTRIBUTION SYSTEM

5.11.1.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the operation and maintenance of the potable water system to include production, treatment and distribution systems. Water treatment plant operators shall be licensed in accordance with the State of California Department of Health Services minimum GradeT2 (treatment). Water treatment plant supervisors shall be licensed in accordance with the State of California Department of Health Services minimum Grade T3 (treatment).

5.11.1.2 DESCRIPTION OF WORK:

The water production, treatment and distribution system at Camp Pendleton is defined as all facilities, wells, reservoirs, piping, valves, pressure reducers, treatment facilities, pumps, tanks and meters whose primary purpose is to distribute potable water throughout the Base. The distribution system is defined to terminate at the meter or shutoff valve at each building or facility. In the absence of a meter or shutoff valve, the distribution system shall be defined to terminate at a point five feet from the building or facility exterior where the service line enters this perimeter.

5.11.1.3 ASSOCIATED WORKLOAD:

The workload for this line item shall include all qualified labor, materials, equipment and tools not provided as Government Furnished to complete the tasks outlined in this section below. The northern water system facilities consist of 8 groundwater production wells, 6 water booster pump stations, 8 concrete reservoirs, 5 chlorinator stations, 1 redwood tank and approximately 215,000 linear feet of water main. The southern water system facilities consist of a 5,000 gpm (gallon per minute) iron and manganese treatment plant, a 110 gpm reverse osmosis unit and building, 16 groundwater production wells, 15 water booster pump stations, 17 concrete reservoirs, 23 chlorinator stations, 5 steel tanks, 4 redwood tanks and approximately 900,000 linear feet of water main. In addition to these facilities, there are approximately 185 pressure reducing/equalizing valves, 50 sampling stations, 350 fire hydrants, 980 cross connection backflow prevention devices and approximately 10,000 valves over the entire base. Camp Pendleton produces, treats and provides for its own potable water use. Most of the water is treated

by chlorination only. Sampling, testing and reporting are performed on a regular basis. A backflow prevention study has recently been completed. The water mains vary in size from 4 to 36 inches in diameter. Most of the main piping is AC (asbestos cement). Other materials include PVC (polyvinyl chloride), CIP (cast iron), GIP (galvanized), DIP (ductile iron), CLCC (cement lined concrete coated steel pipe), copper, and steel.

There is one emergency connection to the City of Oceanside to be used only in case of emergent need. The base also provides water to various entities, such as the INS Border Patrol checkpoint and the Caltrans rest stop along Interstate 5. San Clemente State Park and San Mateo Housing are not supported by the base's water supply. Agricultural leases on the base also utilize groundwater through their own well and piping system. They have a tie-in (valved off) to the base's system. The Southern base water aquifers have high concentrations of iron and manganese consequently secondary water standards for clarity frequently are unattainable.

The approximate annual consumption rate for the northern system is 600,000 MG (million gallon) and 1 billion gallons for the southern system.

The system does not have redundancy in some areas. Some upgrades have been done in recent years to individual facilities, and four new wells have recently been constructed. Many of the water facilities are controlled by a central computer system. ESUSA, Inc. operates the control system in coordination with base personnel. There is a formal seismic review of the reservoirs ongoing. Some of the chlorinator buildings are not fireproof. Metering has only been implemented on about 25% of the base; additional metering installation is ongoing.

5.11.1.4 QUALITY STANDARD:

The SP shall, in general, provide water to all facilities.

5.11.1.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all water service interruptions and number of occurrences to the DGR.

5.11.2 WATER PRODUCTION, TREATMENT AND DISTRIBUTION SYSTEM OPERATIONS

5.11.2.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the operation and maintenance of the potable water system to include production, treatment and distribution systems. Water treatment plant operators shall be licensed in accordance with the State of California Department of Health Services minimum GradeT2 (treatment). Water treatment plant supervisors shall be licensed in accordance with the State of California Department of Health Services minimum Grade T3 (treatment).

5.11.2.2 DESCRIPTION OF WORK:

The SP shall provide the consistent, compliant and reliable operation of the potable water system to ensure that the potable water meets all applicable Federal, State of California, and local laws and codes including National Primary and Secondary Drinking Water Standards at all times.

5.11.2.3 ASSOCIATED WORKLOAD:

Effort required for one year period, based upon the system components' age and condition.

5.11.2.4 QUALITY STANDARD:

The SP shall meet the National Primary and Secondary Drinking Water Standards for water quality to all facilities through the distribution system.

5.11.2.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all water service interruptions and number of occurrences to the DGR.

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5.11.3 NOT USED

5.11.4 WATER QUALITY SAMPLING AND TESTING

5.11.4.1 REQUIREMENTS:

The SP shall provide trained, qualified personnel for the sampling and testing of the potable water distribution system. Water treatment plant operators shall be licensed in accordance with the State of California Department of Health Services minimum GradeT2 (treatment). Water treatment plant supervisors shall be licensed in accordance with the State of California Department of Health Services minimum Grade T3 (treatment).

5.11.4.2 DESCRIPTION OF WORK:

The SP shall be responsible for testing and sampling potable water. The SP shall be responsible for the reporting of all weekly bacterial (BAC T), quarterly well samples, semi-annual for lead and copper, and annual reporting for all testing and sampling to the State of California Department of Health Services. The SP shall be responsible to resolve all customer complaints in a timely manner which may include unscheduled testing.

5.11.4.3 ASSOCIATED WORKLOAD

Effort required for one year period.

5.11.4.4 QUALITY STANDARD:

Meet the National Primary and Secondary Drinking Water Standards 100% of the time.

5.11.4.5 REQUIRED REPORTS

The SP shall provide weekly bacterial (BAC T), quarterly well samples, semi annual for lead and copper, Annual Drinking Water Program and Consumer Confidence Report, Quarterly Manganese Complicance Order Report, monthly disinfection by-product rule (THM/VOC, HAA%, maximum residual disinfection level in distribution system report), and annual reporting for all testing and sampling, as required by the State of California Department of Health Services, to the DGR.

5.11.5 NOT USED

5.11.6 HYDRANT FLUSHING

5.11.6.1 REQUIREMENTS:

Hydrant flushing will be accomplished as required in DHS Notice #04-14-99CO-002 and in accordance with California General Municipal Permit and other applicable Storm Water Pollution Prevention regulations.

5.11.6.2 DESCRIPTION OF WORK:

The SP shall flush all hydrants on Base once annually as a minimum. Flushing shall continue until the effluent water is visibly clear and shows no discoloration. The SP shall develop and implement a flushing plan, which will be incorporated into the Base Order 5090.2 for distribution and communication. This plan shall ensure the continued service of potable water and not significantly degrade pressure or fire fighting capability. Additionally the work shall be completed without causing damage to surrounding improvements or habitat. The Base Order will be developed by the Government based on the SP's plan input. The SP shall report to the State of California Department of Health Services, color of water when flushing commences, time period until water is visibly clear, and chlorine residual after water is visibly clear. Unscheduled flushing may be required as a result of a complaint as to clarity or quality of potable water.

5.11.6.3 ASSOCIATED WORKLOAD:

493 hydrants.

5.11.6.4 QUALITY STANDARD:

The SP shall accomplish the flushing of all fire hydrants in the proscribed period with a 95% success rate.

5.11.6.5 REQUIRED REPORTS:

The SP shall provide a monthly report of the number of hydrants flushed to the DGR as reported to the State of California Department of Health Services.

5.11.7 NOT USED

5.11.8 NOT USED

5.11.9 MAINTAIN PRESSURE REGULATING VALVES

5.11.9.1 REQUIREMENTS:

The SP shall complete all work by a qualified technician and in accordance with AWWA standards for pressure regulating valves.

5.11.9.2 DESCRIPTION OF WORK:

The SP shall test, inspect, adjust and operate each pressure regulating valves not less than annually. Typically, these valves are located at production wells, reservoir/tanks, inside facilities, wash racks, and pressure regulating stations as listed. The SP shall affect minor repairs not to exceed 50% of the replacement value of the valve. When minor repairs exceed 50% of the replacement value the SP shall submit a work order to the DGR. The SP shall develop an annual maintenance plan.

5.11.9.3 ASSOCIATED WORKLOAD:

328 pressure regulating valves.

5.11.9.4 QUALITY STANDARD:

The SP shall complete all maintenance in accordance with the annual plan, as developed by the SP within 10 days of scheduled maintenance with 95% success. No reports of degraded potable water service directly related to valve maintenance.

5.11.9.5 REQUIRED REPORTS:

The SP shall provide copy of the SP's annual maintenance plan to the DGR within 30 days of contract start date and annually thereafter. FOR SWDIV REVIEW. The SP shall provide a quarterly report of all completed valve maintenance per plan to the DGR.

5.11.10 WATER PRODUCTION, TREATMENT AND DISTRIBUTION SYSTEM EMERGENCY SERVICE

5.11.10.1 REQUIREMENTS:

All emergency services shall be completed in strict accordance with AWWA standards for repair and construction.

5.11.10.2 DESCRIPTION OF WORK:

The SP shall provide emergency service response within established timeframes for response and securing of the emergency situation. Calls shall include, but not be limited to: outages caused by underground and above ground line breaks, chlorine system leaks, severe pressure fluctuations (either increased or reduced) and other conditions which warrant emergency response as defined in this contract. Scope of required work includes all trades required for underground or above ground breaks including (when required) heavy equipment operations, shoring and trenching, sampling, testing, start up, valving, pipefitting, safety, traffic control, pavement cutting, removal and repair, dewatering, and all other associated work inclusively.

5.11.10.3 ASSOCIATED WORKLOAD:

153 work orders annually.

5.11.10.4 QUALITY STANDARD:

The SP shall respond to and arrest emergencies within established timeframes with 95% success. In no case shall any facility or facilities be without compliant water service for more than 12 hours.

5.11.10.5 REQUIRED REPORTS:

The SP shall provide a quarterly report of all water system emergency responses including response times and time to arrest the emergency to the DGR.

5.11.11 SCHEDULED SUPPORT WORK

5.11.11.1 REQUIREMENTS:

All scheduled work completed on the water production, treatment and distribution system shall be completed in strict accordance with applicable AWWA standards. For work within water treatment plants, all work must be accomplished under the supervision of a licensed water treatment plant operator in accordance with California State law.

5.11.11.2 DESCRIPTION OF WORK:

The SP shall complete scheduled work to include connection of new, renovated or temporary facilities, scheduled outage coordination for both SP and non-SP work, temporary water connections, disconnection of water to facilities as required for demolition or renovation, etc. Scope of required work includes all trades required for underground or above ground breaks including (when required) heavy equipment operations, shoring and trenching, sampling, testing, start up, valving, pipefitting, safety, traffic control, pavement cutting, removal and repair, dewatering, and all other associated work inclusively

5.11.11.3 ASSOCIATED WORKLOAD:

75 scheduled work orders.

5.11.11.4 QUALITY STANDARD:

The SP shall complete all scheduled work by the "requested by" date with 95% success. Outages must be scheduled and approved by the DGR 10 calendar days in advance of the requested outage.

5.11.11.5 REQUIRED REPORTS:

The SP shall provide a monthly report of all scheduled water service outages, including the "requested by" date and actual outage date to the DGR.

5.12 AIR CONDITIONING/REFRIGERATION EMERGENCY SERVICES

5.12.1.1 REQUIREMENTS:

All A/C work shall be accomplished either by or under the specific direction of a qualified AC mechanic and in accordance with the current version of the Uniform Mechanical Code. Air conditioning, and refrigeration operation and maintenance personnel must have passed the registered Environmental Protection Agency (EPA) certification for handling types I, II, and III ozone depleting substances and must carry a current certification card. Heating, Air conditioning, and refrigeration operation and maintenance personnel must have experience in troubleshooting electronic controls, timers, relays, pneumatic controls, and Direct Digital Controls (DDC). Any and all evacuations shall be properly documented and reported to the DGR in accordance with current air quality regulations; ASHRAE

5.12.1.2 DESCRIPTION OF WORK:

This element of work includes all air conditioning and refrigeration components within facilities. Typical response services shall include, but not be limited to: restoring air conditioning to server areas and medical/dental facilities, troubleshoot defects, restore refrigeration for food storage, exhaust systems, air quality within a space. The SP shall ensure no Ozone Depleting Substances (ODS) (e.g. Freon, chloro-fluorocarbons) is vented to the atmosphere in accordance with OSHA, EPA NFPA, 49 CFR, and ANSI. The SP will notify the DGR of all equipment leaking ODS as a hazardous substance

release. The SP shall ensure all ODS from serviced equipment or equipment removed from service is properly recovered and disposed of in accordance with current EPA guidelines. The SP shall provide emergency services to arrest emergencies as defined in this contract.

5.12.1.3 ASSOCIATED WORKLOAD:

200 work orders annually.

5.12.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.12.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.12.2 AIR CONDITIONING/REFRIGERATION REACTIVE SERVICES

5.12.2.1 REQUIREMENTS:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work includes all air conditioning and refrigeration components within facilities. The SP shall ensure no Ozone Depleting Substances (ODS) (e.g. Freon, chloro-fluorocarbons) is vented to the atmosphere in accordance with OSHA, EPA NFPA, 49 CFR, and ANSI. The SP will notify the DGR of all equipment leaking ODS as a hazardous substance release. The SP shall ensure all ODS from serviced equipment or equipment removed from service is properly recovered and disposed of in accordance with current EPA guidelines.

5.12.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work includes all air conditioning and refrigeration components within facilities. Typical response services shall include, but not be limited to: restoring air conditioning, adjustments and repairs, performing required preventative maintenance, component or subcomponent replacement upon failure, troubleshoot defects, restore refrigeration for food storage, exhaust systems, air quality within a space, facility ventilation systems, various types of dining facility equipment, heat pumps (reverse-cycle air conditioning unit).

5.12.2.3 ASSOCIATED WORKLOAD:

1000 work orders annually.

5.12.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an reactive be arrested in more than double the required time.

5.12.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.12.3 AIR CONDITIONING/REFRIGERATION ROUTINE SERVICES

5.12.3.1 REQUIREMENTS:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes all air conditioning and refrigeration components within facilities. The SP shall ensure no Ozone Depleting Substances (ODS) (e.g. Freon, chloro-fluorocarbons) is vented to the atmosphere in accordance with OSHA, EPA NFPA, 49 CFR, and ANSI. The SP will notify the DGR of all equipment leaking ODS as a hazardous substance release. The SP shall ensure all ODS from serviced equipment or equipment removed from service is properly recovered and disposed of in accordance with current EPA guidelines.

5.12.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes all air conditioning and refrigeration components within facilities. Typical response services shall include, but not be limited to: restoring air conditioning, adjustments and repairs, performing required preventative maintenance, component or subcomponent replacement upon failure, troubleshoot defects, restore refrigeration for food storage, exhaust systems, air quality within a space, facility ventilation systems, various types of dining facility equipment, heat pumps (reverse-cycle air conditioning unit).

5.12.3.3 ASSOCIATED WORKLOAD:

474 work orders annually.

5.12.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an routine be arrested in more than double the required time.

5.12.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.12.4 NOT USED

5.12.5 NOT USED

5.12.6 NOT USED

5.13 HEATING SYSTEM EMERGENCY SERVICES

5.13.1.1 REQUIREMENTS:

All heating work shall be accomplished either by or under the specific direction of a qualified heat mechanic and in accordance with the current version of the Uniform Mechanical Code and all applicable Federal, State, and local regulations.

5.13.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes all heating components within facilities with the exception of boilers and steam generation systems listed in section 5.15. Typical response services shall include, but not be limited to: restoring heat or hot water, relighting pilot lights or resetting electronic ignition systems.

5.13.1.3 ASSOCIATED WORKLOAD:

174 work orders annually.

5.13.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.13.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.13.2 HEATING SYSTEM REACTIVE SERVICES

5.13.2.1 REQUIREMENTS:

All heating work shall be accomplished either by or under the specific direction of a qualified heat mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.13.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work includes all heating and hot water components within facilities with the exception of boilers and steam generation systems listed in section 5.15. Typical response services shall include, but not be limited to: restoring heat or hot water, relighting pilot lights or resetting electronic ignition systems, adjusting and repairing pneumatic and digital control systems, performing required preventative maintenance, replacement of components and subcomponents as required.

5.13.2.3 ASSOCIATED WORKLOAD:

917 work orders in FY02.

5.13.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an reactive be arrested in more than double the required time.

5.13.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.13.3 HEATING ROUTINE SERVICES

5.13.3.1 REQUIREMENTS:

All heating work shall be accomplished either by or under the specific direction of a qualified heat mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.13.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes all heating and hot water components within facilities with the exception of boilers and steam generation systems listed in section 5.15. Typical response services shall include, but not be limited to: restoring heat or hot water, turning on heating systems at the start of the heating season, performing required preventative maintenance, adjustments and repairs of component or subcomponent replacement upon failure.

5.13.3.3 ASSOCIATED WORKLOAD:

1350 work orders in FY02.

5.13.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an routine be arrested in more than double the required time.

5.13.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.13.4 NOT USED

5.13.5 NOT USED

5.14 AIR COMPRESSOR PREVENTATIVE MAINTENANCE

5.14.1.1 REQUIREMENTS:

All compressor work shall be accomplished either by or under the specific direction of a qualified maintenance mechanic.

5.14.1.2 DESCRIPTION OF WORK:

The SP shall provide preventative maintenance services to prevent deficiencies as defined in this contract. This element of work includes twice per week preventative maintenance of air compressors and air dryers on medical and dental facilities, (J-C 33), excluding the Naval Hospital. This element of work includes the weekly preventative maintenance of air compressors, air dryers, and after coolers, including visual inspection, checking bearings and belts, checking oil levels, draining moisture from the receiver and checking the air filter for overall condition and cleanliness. Quarterly service (combined with every 12^{th} weekly service) includes checking operation of all safety valves, replacing as required, examination of crankcase for sludge, replace lubricating oil, checking all belts, torque cylinder head bolts, check and repair as necessary all piping and inspect and make repairs as required to all associated structural connections. Annually inspect the air compressor tanks for wall thickness and structural integrity. The SP shall provide, within 30 days of the anniversary of the Contract Start Date, an annual preventative maintenance plan including scheduled dates for all required PM.

5.14.1.3 ASSOCIATED WORKLOAD:

157 air compressors

5.14.1.4 QUALITY STANDARD:

The SP shall maintain and make available at any time, a fully documented record of planned and completed preventative maintenance.

5.14.1.5 REQUIRED REPORTS:

All PM's to be entered into MAXIMO. The SP shall submit to the DGR a quarterly report of preventative maintenance services including scheduled and actual PM completion dates.

5.15 BOILER OPERATIONS (400,000 BTU and above)

5.15.1.1 REQUIREMENTS:

All boilers greater than 400,000 British Thermal Units (BTU) shall be operated only with current certifications and permits. All Boiler operations and daily preventative maintenance shall be accomplished either by, or under the specific direction of a qualified Boiler Plant Operator or boiler mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.15.1.2 DESCRIPTION OF WORK:

The SP shall provide for the safe and efficient operation and daily preventative maintenance and chemical testing of all stand alone boilers and Central Heat Plant High Temperature Hot Water Systems as listed in Attachment J-C-32 in accordance with manufacturer(s) recommendations. This work element shall include, but not be limited to; operation of all boilers and their direct support auxiliary equipment and controls necessary to generate hot water and steam for buildings. While there is no requirement for stationary boiler watches (i.e. an individual dedicated to a specific plant), as a minimum, the SP's operations shall include boiler watches to ensure each steaming boiler is checked and blown down at intervals not to exceed 8 hours. The boiler watch requirement for non-steaming boilers shall be in accordance with MILSPEC 1152. The SP shall conduct flu gas analysis to ensure air quality standards are met. The SP shall ensure that the system requirements for heating are achieved and the boilers are operated within safety limits. The SP shall provide a chemical testing and treatment for all stand alone boilers and central heat plants, high temperature hot water and steam boilers including building closed loop heating systems. The SP shall keep records of sampling analysis results, adjustments to chemical levels and equipment. The SP shall provide necessary repairs and/or needed replacement to all chemical peripheral equipment. The above work shall be performed in accordance with the manufacturer(s) recommendations and or all applicable local, state, and federal regulations, including MILSPEC 1152, MCO P11000.9, NAVFAC MO-225, San Diego Air Pollution Control District (SDAPCD), and the South Coast Air Quality Management District (SCAQMP Rule 1146.2).

5.15.1.3 ASSOCIATED WORKLOAD:

The SP shall provide operational support for 385 boilers for a one year period.

5.15.1.4 QUALITY STANDARD:

The SP shall ensure the safe operation of all equipment and ensure heat and hot water is provided to all facilities by this equipment with 95% success. In no case shall unscheduled outages exceed 24 hours.

5.15.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of boiler operations, and make available to the DGR the daily equipment log files.

5.15.2 BOILER OPERATIONS (less than 400,000 BTU)

5.15.2.1 REQUIREMENTS:

All boilers greater than 400,000 British Thermal Units (BTU) shall be operated only with current certifications and permits. All Boiler operations and daily preventative maintenance shall be accomplished either by, or under the specific direction of a qualified Boiler Plant Operator or boiler mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.15.2.2 DESCRIPTION OF WORK:

The SP shall provide for the safe and efficient operation and daily preventative maintenance and chemical testing of all stand alone boilers and Central Heat Plant High Temperature Hot Water Systems as listed in Attachment J-C-32 in accordance with manufacturer(s) recommendations. This work element shall include, but not be limited to; operation of all boilers and their direct support auxiliary equipment and controls necessary to generate hot water and steam for buildings. While there is no requirement for stationary boiler watches (i.e. an individual dedicated to a specific plant), as a minimum, the SP's operations shall include boiler watches to ensure each steaming boiler is checked and blown down at intervals not to exceed 8 hours. The boiler watch requirement for non-steaming boilers shall be in accordance with MILSPEC 1152. The SP shall conduct flu gas analysis to ensure air quality standards are met. The SP shall ensure that the system requirements for heating are achieved and the boilers are operated within safety limits. The SP shall provide a chemical testing and treatment for all stand alone boilers and central heat plants, high temperature hot water and steam boilers including building closed loop heating systems. The SP shall keep records of sampling analysis results, adjustments to chemical levels and equipment. The Sp shall provide necessary repairs and/or needed replacement to all chemical peripheral equipment. The above work shall be performed in accordance with the manufacturer(s) recommendations and or all applicable local, state, and federal regulations, including MILSPEC 1152, MCO P11000.9, NAVFAC MO-225, San Diego Air Pollution Control District (SDAPCD), and the South Coast Air Quality Management District (SCAQMP Rule 1146.2).

5.15.2.3 ASSOCIATED WORKLOAD:

The SP shall provide operational support for 53 boilers for a one year period.

5.15.2.4 QUALITY STANDARD:

The SP shall ensure the safe operation of all equipment and ensure heat and hot water is provided to all facilities by this equipment with 95% success. In no case shall unscheduled outages exceed 24 hours duration.

5.15.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of boiler operations, and make available to the DGR the equipment log files.

5.15.3 BOILER EMERGENCY SERVICES

5.15.3.1 REQUIREMENTS:

All boiler work shall be accomplished either by or under the specific direction of a qualified boiler mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.15.3.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work shall include, but not limited to; all boilers and associated equipment e.g. heat exchangers, motors, strainers, valves, steam traps, pumps, dedicated electrical panels, regulators, sensors and alarms, operating controls, piping, gauges and safety devices within facilities. Typical response services shall include, but not be limited to: securing heat or hot water, troubleshooting, arresting significant changes in pressure, responding to alarms.

5.15.3.3 ASSOCIATED WORKLOAD:

50 work orders annually.

5.15.3.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.15.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.15.4 BOILER REACTIVE SERVICES

5.15.4.1 REQUIREMENTS:

All boiler work shall be accomplished either by or under the specific direction of a qualified boiler mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.15.4.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work shall include but is not limited to; all boilers and associated equipment e.g. heat exchangers, motors, strainers, valves, steam traps, pumps, dedicated electrical panels, regulators, sensors and alarms, operating controls, piping, gauges and related safety devices within facilities. Typical response services shall include, but not be limited to: restoring heat or hot water, pump service or replacement, troubleshooting, adjustments or repair of minor leaks.

5.15.4.3 ASSOCIATED WORKLOAD:

498 work orders annually.

5.15.4.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an reactive be arrested in more than double the required time.

5.15.4.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.15.5 BOILER ROUTINE SERVICES

5.15.5.1 REQUIREMENTS:

All boiler work shall be accomplished either by or under the specific direction of a qualified boiler mechanic and in accordance with the current version of the Uniform Mechanical Code.

5.15.5.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work shall include but is not limited to; all boilers and associated equipment e.g. heat exchangers, motors, strainers, valves, steam traps, pumps, dedicated electrical panels, regulators, sensors and alarms, operating controls, piping, gauges and related safety devices within facilities. Typical response services shall include, but not be limited to: restoring heat or hot water, pump service or replacement, troubleshooting, adjustments or repair of minor leaks.

5.15.5.3 ASSOCIATED WORKLOAD:

100 work orders annually.

5.15.5.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an routine be arrested in more than double the required time.

5.15.5.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.15.6 BOILER PREVENTATIVE MAINTENANCE

5.15.6.1 REQUIREMENTS:

All boiler PM's, other than daily preventative maintenance accomplished by the operator, shall be accomplished either by or under the specific direction of a qualified boiler mechanic/operator and in accordance with the current version of the Uniform Mechanical Code.

5.15.6.2 DESCRIPTION OF WORK:

The SP shall provide preventative maintenance and scheduled services to boiler systems. This element of work shall include but is not limited to: all boilers and associated equipment to include heat exchangers, motors, strainers, valves, steam traps, pumps, dedicated electrical panels, regulators, sensors and alarms, operating controls, piping, gauges, safety devices and above ground POL tanks (AST). In the event a boiler fails to be certified due to the SP's actions and maintenance responsibilities, corrective actions will be at SP's expense.

5.15.6.3 ASSOCIATED WORKLOAD:

No specific workload associated with this element of work. Workload required is listed in the sub-elements below.

5.15.6.4 QUALITY STANDARD:

The SP shall maintain and make available at any time, a fully documented record of planned and completed preventative maintenance.

5.15.6.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of preventative maintenance services including scheduled and actual dates for completed maintenance. The SP shall provide, within 30 days of the Notice to Proceed and annually thereafter, an annual preventative maintenance plan including scheduled dates for all required PM. FOR SWDIV REVIEW.

5.15.7 BOILER /UNFIRED PRESSURE VESSELS INSPECTIONS AND CERTIFICATION

5.15.7.1 REQUIREMENTS:

All boiler and UPV inspections shall be accomplished by a qualified boiler inspector in accordance with the current version of MIL-HDBK-1152 and P11000.9. All unfired pressure vessels shall be inspected every two years. Inspectors shall be certified by Naval Facilities Engineering Command or the State of California.

5.15.7.2 DESCRIPTION OF WORK:

Annual boiler inspection and certification shall be completed in strict accordance with MIL-HDBK-1152 and MCO or BO?) P11000.9 for all boilers, including those less than 400,000 BTU. The SP shall coordinate annual schedule with the DGR. In the event that the boiler fails a certification test, re-inspection after SP's corrective action shall be at the SP's expense.

5.15.7.3 ASSOCIATED WORKLOAD:

438 annual inspections and certifications and 170 UPV semi annual inspections and certifications.

5.15.7.4 QUALITY STANDARD:

The SP shall provide inspections and post certifications in the mechanical room.

5.15.7.5 REQUIRED REPORTS:

The SP shall submit to the DGR an annual report of boiler certifications including scheduled and actual dates for certifications.

5.15.8 BOILER EFFICIENCY TESTS

5.15.8.1 REQUIREMENTS:

All boiler efficiency tests shall be accomplished either by or under the specific direction of a qualified boiler inspector and in accordance with the current version of the MIL-HDBK-1152 and P11000.9. Inspectors shall be certified by Naval Facilities Engineering Command or the State of California.

5.15.8.2 DESCRIPTION OF WORK:

Annual boiler efficiency tests shall be completed in strict accordance with MIL-HDBK-1152 and P11000.9 for all boilers. Boiler plant 520430 (15 mil BTU) shall be tested monthly and all other boilers within seven (7) working days after boiler certification.

5.15.8.3 ASSOCIATED WORKLOAD:

One (1) boiler plant monthly (2 boilers) and 438 boiler tests annually for a total of 462 tests.

5.15.8.4 QUALITY STANDARD:

The SP shall maintain and make available at any time, a fully documented record of planned and completed boiler efficiency tests.

5.15.8.5 REQUIRED REPORTS:

The SP shall submit to the DGR an annual report of boiler efficiency tests including scheduled and actual dates for completion.

5.16 LOCKSMITH EMERGENCY SERVICES

5.16.1.1 REQUIREMENTS:

All locksmith services shall be completed by qualified personnel for the specific type of work to be accomplished. For work including access to classified containers and vaults at the Secret and Top Secret level as well as work elements related to key records and access codes to facilities, all locksmith personnel shall obtain and hold a Top Secret Clearance as required by the MCB Camp Pendleton Base Security Manager.

5.16.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes but is not limited to: providing either access or combination changes or security to facilities, safes or vaults when failure to secure or provide access would result in a significant adverse impact to mission and providing access to or securing living spaces (including BEQ rooms).

5.16.1.3 ASSOCIATED WORKLOAD:

500 work orders annually.

5.16.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.16.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.16.2 LOCKSMITH REACTIVE SERVICES

5.16.2.1 REQUIREMENTS:

All locksmith services shall be completed by qualified personnel for the specific type of work to be accomplished. For work including access to classified containers and vaults at the Secret and Top Secret level as well as work elements related to key records and access codes to facilities, all locksmith personnel shall obtain and hold a Top Secret Clearance.

5.16.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: re-keying locks, changing combinations, repairing or replacing inoperable locks on doors, vaults, safes, containers, compounds, desks, file cabinets, furniture, government vehicles, and facilities.

5.16.2.3 ASSOCIATED WORKLOAD:

3694 work orders annually.

5.16.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an reactive be arrested in more than double the required time.

5.16.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.16.3 LOCKSMITH ROUTINE SERVICES

5.16.3.1 REQUIREMENTS:

All locksmith services shall be completed by qualified personnel for the specific type of work to be accomplished. For work including access to classified containers and vaults at the Secret and Top Secret level as well as work elements related to key records and access codes to facilities, all locksmith personnel shall obtain and hold a Top Secret Clearance.

5.16.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes but is not limited to re-keying buildings, changing combinations, repairing or replacing inoperable locks on doors, vaults, safes, containers, compounds, desks, file cabinets, furniture, government vehicles, and facilities.

5.16.3.3 ASSOCIATED WORKLOAD:

762 work orders annually.

5.16.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall an routine be arrested in more than double the required time.

5.16.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.16.4 KEY CUTTING

5.16.4.1 REQUIREMENTS:

All locksmith services shall be completed by qualified personnel for the specific type of work to be accomplished. For this element of work, however, no security clearance is required.

5.16.4.2 DESCRIPTION OF WORK:

The SP shall provide key cutting/duplication services. Customer service (i.e. walk in counter) shall be open every Tuesday and Thursday between the hours of 0730 and 1000. In cases when a Holiday falls on either Tuesday or Thursday, no alternate day for customer service is required. When reasonable, keys requested during customer service hours will be provided the same working day. Key cutting services may be requested at any time by work order and shall be available during the next customer service period. The SP shall ensure that all requests for key duplication services have a hard copy request signed by the Area S4 or other authorized requestor to ensure the physical security and integrity of the Base security system. Specific customer service hours are required. This element of work shall also include all labor and materials required for providing these keys.

5.16.4.3 ASSOCIATED WORKLOAD:

22,500 keys duplicated annually.

5.16.4.4 QUALITY STANDARD:

The SP shall duplicate keys, which open the intended lock, before the end of the next Customer service period with 95% success, and in no case shall a key cutting request take more than 7 calendar days.

5.16.4.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of key cutting services including the time required to complete requests.

5.16.5 SAFE AND VAULT DRILLING

5.16.5.1 REQUIREMENTS:

All locksmith services shall be completed by qualified personnel for the specific type of work to be accomplished. For this element of work, locksmith personnel shall have a clearance at least equal to, if not greater than, the classification of the safe on which they are providing services per Marine Corps Order (MCO) P5543.14, Marine Corps Physical Security Program Manual.

5.16.5.2 DESCRIPTION OF WORK:

The SP shall drill safes, containers or vaults with locking mechanisms including electronic, mechanical, GSA locks, XO7/8/9. This element of work includes drilling the lock and opening the requisite container only, and does not include the material cost of installing a replacement lock. This work element includes drilling the lock, removing the lock, repairing the container to OPNAVINST 5510.1H standards including patching to referenced tolerances and painting. This work also includes coordination of asbestos testing, but does not include asbestos abatement.

5.16.5.3 ASSOCIATED WORKLOAD:

200 safes annually.

5.16.5.4 QUALITY STANDARD:

The SP shall drill safes and complete all associated work within 3 working days or on the requested date with 90% success, and in no case shall a safe drilling request take more than 7 working days.

5.16.5.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of safe drilling services including the time required to complete requests.

5.17 PAINTING EMERGENCY SERVICES

5.17.1.1 REQUIREMENTS: NA.

5.17.1.2 DESCRIPTION OF WORK: NA.

5.17.1.3 ASSOCIATED WORKLOAD: None.

5.17.1.4 QUALITY STANDARD: NA.

5.17.1.5 REQUIRED REPORTS: NA.

5.17.2 PAINTING REACTIVE SERVICES

5.17.2.1 REQUIREMENTS:

All SP personnel providing painting services shall be respirator certified and shall complete the Lead in Construction annual training certification.

5.17.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to preparing surfaces, protecting adjacent work, facilities or equipment form damage, priming and painting as required to provide a durable surface which is both aesthetically pleasing and protects the surface on which it is applied. This work element includes but is not limited to interior and exterior painting, painting to match after electrical and plumbing repairs, structural repair, striping and marking of pavement and parking areas, tape, mud, and texture walls and ceilings. This work may include lead paint abatement per 29 CFR 1926.62; Lead, OSHA Construction Standard. Testing is included under Section C5.3, Environmental.

5.17.2.3 ASSOCIATED WORKLOAD:

77 work orders annually.

5.17.2.4 QUALITY STANDARD:

The SP shall complete all requested work with full environmental (e.g. lead paint abatement and air quality) compliance and when completed, painted surfaces shall match existing (where applicable) and be free of holes, chips, gouges, cracks, loose or warped section or unpainted areas. Surfaces shall be uniform in appearance with equal and complete coverage, not displaying obvious brush or roller marks, drips or other inconsistencies. Painting reactive services shall be completed to this standard within stated contractual timeframes with 95% success and in no case shall service times exceed double the standard response times.

5.17.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.17.3 PAINTING ROUTINE SERVICES

5.17.3.1 REQUIREMENTS:

All SP personnel providing painting services shall be respirator certified and shall complete the Lead in Construction annual training certification.

5.17.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to preparing surfaces, protecting adjacent work, facilities or equipment form damage, priming and painting as required to provide a durable surface which is both aesthetically pleasing and protects the surface on which it is applied. This work element also includes but is not limited to interior and exterior painting, painting to match after electrical and plumbing repairs, structural repair, striping and marking of pavement and parking areas, tape, mud, and texture walls and ceilings, ceremonial support. This work may include lead paint abatement per 29 CFR 1926.62; Lead, OSHA Construction Standard. Testing is included under Section C5.3, Environmental.

5.17.3.3 ASSOCIATED WORKLOAD:

300 work orders annually.

5.17.3.4 QUALITY STANDARD:

The SP shall complete all requested work with full environmental (e.g. lead paint abatement and air quality) compliance and when completed, painted surfaces shall match existing (where applicable) and be free of holes, chips, gouges, cracks, loose or warped section or unpainted areas. Surfaces shall be uniform in appearance with equal and complete coverage, not displaying obvious brush or roller marks, drips or other inconsistencies. Painting routine services shall be completed to this standard within stated contractual timeframes with 95% success and in no case shall service times exceed double the standard response times.

5.17.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.17.4 NOT USED

5.18 CARPENTRY EMERGENCY SERVICES

5.18.1.1 REQUIREMENTS:

All carpentry work shall be accomplished in strict accordance with the Uniform Building Code.

5.18.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes but is not limited to: securing or making safe by bracing, shoring or other temporary means an identified structural deficiency in an occupied facility, covering of damage to buildings resulting in a penetration of the building envelope (e.g. broken windows, doors, or roofs) by temporary means.

5.18.1.3 ASSOCIATED WORKLOAD:

50 work orders annually.

5.18.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.18.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.18.2 CARPENTRY REACTIVE SERVICES

5.18.2.1 REQUIREMENTS:

All carpentry work shall be accomplished in strict accordance with the Uniform Building Code.

5.18.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: drywall repair, rehanging or replacement of doors and windows (including associated hardware), structural bracing or shoring, repairs to egress/ingress means (e.g. stairwells), roof sheathing, repairs and limited replacement of suspended ceilings.

5.18.2.3 ASSOCIATED WORKLOAD:

380 work orders annually.

5.18.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.18.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.18.3 CARPENTRY ROUTINE SERVICES

5.18.3.1 REQUIREMENTS:

All carpentry work shall be accomplished in strict accordance with the Uniform Building Code.

5.18.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: drywall repair, rehanging or replacement of doors and windows (including associated hardware), structural bracing or shoring, repairs to egress/ingress means (e.g. stairwells), repairs and limited replacement of suspended ceilings, fence repair, cabinetry, roof sheathing, ceremonial support, repairs to bleachers, support of sign fabrication.

5.18.3.3 ASSOCIATED WORKLOAD:

2,114 work orders annually.

5.18.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.18.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.19 SIGN SHOP EMERGENCY SERVICES

5.19.1.1 REQUIREMENTS:

All traffic and street signs shall be fabricated and installed in accordance with the uniform traffic manual. All other signage shall be designed, fabricated and installed in strict accordance with the Marine Corps Base, Camp Pendleton BEAP (Base Exterior Architecture Plan) and BO P5000.2J (sec 6103). All installation requiring excavation must use utility locator services prior to digging.

5.19.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes but is not limited to: fabrication, installation, replacement or repair to critical traffic signage when the lack of signage creates an imminent, significant hazard to traffic safety permanent or temporary, and other elements of work which meet the definition of emergency.

5.19.1.3 ASSOCIATED WORKLOAD:

25 work orders annually.

5.19.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.19.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.19.2 SIGN SHOP REACTIVE SERVICES

5.19.2.1 REQUIREMENTS:

All traffic and street signs shall be fabricated and installed in accordance with the uniform traffic manual. All other signage shall be designed, fabricated and installed in strict accordance with the Marine Corps Base, Camp Pendleton BEAP (Base Exterior Architecture Plan) and BO P5000.2J (sec 6103).

5.19.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: the design, fabrication, installation and minor maintenance or repairs to base wide signage including area signs, directional signs, traffic signs, street signs, decals and marking for emergency vehicles, building number signs and other signs as required to create a professional appearance base wide for Marine Corps Base, Camp Pendleton. Work shall include sign poles as required.

5.19.2.3 ASSOCIATED WORKLOAD:

110 work orders annually.

5.19.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.19.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.19.3 SIGN SHOP ROUTINE SERVICES

5.19.3.1 REQUIREMENTS:

All traffic and street signs shall be fabricated and installed in accordance with the uniform traffic manual. All other signage shall be designed, fabricated and installed in strict accordance with the Marine Corps Base, Camp Pendleton BEAP (Base Exterior Architecture Plan) and BO P5000.2J (sec 6103).

5.19.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: This element of work typically includes but is not limited to: the design, fabrication, installation and minor maintenance or repairs to base wide signage including area signs, directional signs, traffic signs, street signs, decals and marking for emergency vehicles, building number signs and other signs as required to create a professional appearance base wide for Marine Corps Base, Camp Pendleton. Work shall include poles as required.

5.19.3.3 ASSOCIATED WORKLOAD:

840 work orders annually.

5.19.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.19.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.20 MASONRY EMERGENCY SERVICES

5.20.1.1 REQUIREMENTS:

All masonry and concrete work shall be accomplished in strict accordance with the Uniform Building Code.

5.20.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: support of all trades in emergencies

5.20.1.3 ASSOCIATED WORKLOAD:

No defined workload.

5.20.1.4 QUALITY STANDARD:

NA.

5.20.1.5 REQUIRED REPORTS:

NA.

5.20.2 MASONRY REACTIVE SERVICES

5.20.2.1 REQUIREMENTS:

All masonry and concrete work shall be accomplished in strict accordance with the Uniform Building Code.

5.20.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: minor installation or repairs and maintenance to forming, concrete reinforcement, sidewalks, curbing, saw cutting, stucco repairs, shower pans, tiling, block walls, retaining walls, other wall surfaces, patios, loading docks, foundations, core drilling, bollards, swales.

5.20.2.3 ASSOCIATED WORKLOAD:

73 work orders annually.

5.20.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall the deficiency be corrected in more than double the required time.

5.20.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.20.3 MASONRY ROUTINE SERVICES

5.20.3.1 REQUIREMENTS:

All masonry and concrete work shall be accomplished in strict accordance with the Uniform Building Code.

5.20.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: minor installation or repairs and maintenance to: forming, concrete, reinforcement, sidewalks, curbing, saw cutting, stucco repairs, shower pans, tiling, block walls, retaining walls, other wall surfaces, patios, loading docks, foundations, core drilling, bollards, swales.

5.20.3.3 ASSOCIATED WORKLOAD:

585 work orders annually.

5.20.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.20.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.21 METALWORK EMERGENCY SERVICES

5.21.1.1 REQUIREMENTS:

All metalwork shall be accomplished in strict accordance with the Uniform Building Code when applicable in facilities and in accordance with AWAMD standards. All personnel performing welding services shall meet requirements of and be certified in accordance with AWS D1.1-96, Structural Welding Code or have a minimum of four years on the job experience.

5.21.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes but is not limited to: warehouse bay doors, roll up doors, metal doors, metal gates.

5.21.1.3 ASSOCIATED WORKLOAD:

100 service tickets annually.

5.21.1.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.21.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of emergency services including times to correct the deficiency.

5.21.2 METALWORK REACTIVE SERVICES

5.21.2.1 REQUIREMENTS:

All metalwork shall be accomplished in strict accordance with the Uniform Building Code when applicable. All personnel performing welding services shall meet requirements of and be certified in accordance with AWS D1.1-96, Structural Welding Code or have a minimum of four years on the job experience.

5.21.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: minor installation, fabrication and installation of or repairs and maintenance to: ductwork, metal doors, flashings, security cages, security bars for windows, reinforcing bar, pipe repair, welding, vehicle and equipment modifications, guttering and downspouts, gates and fencing, metal cutting, stainless steel, galley equipment, warehouse bay doors, roll up doors, metal gates, boilers and associated equipment, unfired pressure vessels, safety railing, exhaust systems.

5.21.2.3 ASSOCIATED WORKLOAD:

378 work orders annually.

5.21.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall the deficiency be corrected in more than double the required time.

5.21.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.21.3 METALWORK ROUTINE SERVICES

5.21.3.1 REQUIREMENTS:

All metalwork shall be accomplished in strict accordance with the Uniform Building Code when applicable in facilities and in accordance with AWAMD standards. All personnel performing welding services shall meet requirements of and be certified in accordance with AWS D1.1-96, Structural Welding Code or have a minimum of four years on the job experience.

5.21.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: minor installation, fabrication and installation of or repairs and maintenance to: ductwork, metal doors, flashings, security cages, security bars for windows, reinforcing bar, pipe repair, welding, vehicle and equipment modifications, guttering and downspouts, gates and fencing, metal cutting, stainless steel, galley equipment, warehouse bay doors, roll up doors, metal gates, boilers and associated equipment, unfired pressure vessels, safety railing, exhaust systems.

5.21.3.3 ASSOCIATED WORKLOAD:

733 work orders annually.

5.21.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.21.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.22 ROOFING EMERGENCY SERVICES

5.22.1.1 REQUIREMENTS:

All roofing work shall be accomplished in strict accordance with the Uniform Building Code.

5.22.1.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes but is not limited to: effecting temporary roof repairs on built up, flat, standing seam metal, clay tile, gravel, rolled, shingle or bitumen roofs to preclude the continued entry of water into the building or area protected thereby. This work may also include but is not limited to cleaning debris from gutters and roof drains to prevent overflows and excessive roof loading, minor emergency decking and structural repairs to make the condition safe. This work is not normally spaced with equal frequency, but is more typically related to rainfall events.

5.22.1.3 ASSOCIATED WORKLOAD:

20 work orders annually.

5.22.1.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.22.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.22.2 ROOFING REACTIVE SERVICES

5.22.2.1 REQUIREMENTS:

All roofing work shall be accomplished in strict accordance with the Uniform Building Code.

5.22.2.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: maintenance and minor repairs to built up, flat, standing seam metal, clay tile, gravel, rolled, shingle or bitumen roofs, gutters and roof drains, flashing, vents or roof penetrations, caulking, sealing and other moisture intrusion work.

5.22.2.3 ASSOCIATED WORKLOAD:

43 work orders annually.

5.22.2.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall the deficiency be corrected in more than double the required time.

5.22.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.22.3 ROOFING ROUTINE SERVICES

5.22.3.1 REQUIREMENTS:

All roofing work shall be accomplished in strict accordance with the Uniform Building Code.

5.22.3.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: maintenance and minor repairs to built up, flat, standing seam metal, clay tile, gravel, rolled, shingle or bitumen roofs, gutters and roof drains, flashing, vents or roof penetrations, caulking, shower pans, sealing and other moisture intrusion work.

5.22.3.3 ASSOCIATED WORKLOAD:

60 work orders annually.

5.22.3.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a deficiency be corrected in more than double the required time.

5.22.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.23 PEST CONTROL

5.23.1.1 REQUIREMENTS:

The SP shall perform Pest Control work for all facilities, housing, and grounds specified herein including, but not limited to pest control services for: household; structural; food service and commissary facilities; pests of medical concern; self-help pest control e.g., mouse traps; tree, shrub, turf and ornamental plants; vegetation control; and miscellaneous pest control. Integrated Pest Management (IPM) techniques are recommended to accomplish the overall pest control program. IPM is a process for achieving long-term, environmentally sound pest suppression through the use of a wide variety of technological and management practices. The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR prior to commencement of work. Pest control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act.

5.23.1.2 DESCRIPTION OF WORK:

The SP shall inspect for, control and treat common household pests including, but not limited to: cockroaches, rats, mice, gophers, ground squirrels, ants, spiders, silverfish, earwigs, fleas, booklice, millipedes, cloths moths, bees, wasps, and stored product pests. The SP shall inspect for, control and treat infestations including but not limited to, wood-decaying fungi, dry wood termites, subterranean termites, wood-boring beetles, and carpenter ants. The SP shall inspect and treat for pests of medical importance to include but are not limited to flies, mosquitoes, bees, wasps, fire ants, and plants that cause internal or external toxic reactions The SP shall provide vegetation control along primary road right of ways. The

SP shall provide miscellaneous pest control to include the removal of dead or dying rodents or other small animals.

5.23.1.3 ASSOCIATED WORKLOAD:

N/A

5.23.1.4 QUALITY STANDARD:

Cockroach control in food service and commissary areas, two or less spot infestations 5 days after treatment. Rodent control in food service and commissary areas shall be established within 30 calendar days after the start date of the contract with no more than two re-infestations for the duration of the contract. Other household pests: No visible signs of activity ten days following treatment.

5.23.1.5 REQUIRED REPORTS:

The SP shall submit a Pest Management Plan prior to contract start date to the DGR for review and approval for all work listed in the PWS and 30 days prior to the end of the calendar year thereafter. As a minimum, the Pest Management Plan shall consist of the following three parts: methods of control; service schedule; recommendations. The SP shall maintain a complete daily operations log and chemicals report, and a complete pesticide inventory subject to Federal, State, and local inspection at any time.

5.23.2 PEST CONTROL EMERGENCY SERVICES

5.23.2.1 REQUIREMENTS:

The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR prior to commencement of work. Pest control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act.

5.23.2.2 DESCRIPTION OF WORK:

The SP shall provide emergency services to arrest emergencies as defined in this contract. This element of work includes but is not be limited to: wasps, hornets, yellow jackets, and bee removal or relocation when the bee colony is swarming or has a hive in close proximity to buildings and structures which create an imminent, significant danger to health of occupants.

5.23.2.3 ASSOCIATED WORKLOAD:

103 work orders annually.

5.23.2.4 QUALITY STANDARD:

The SP shall respond and arrest the emergency within established timeframes with 95% success and in no instance shall an emergency be arrested in more than double the required time.

5.23.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of emergency services including times to respond and arrest the emergency.

5.23.3 PEST CONTROL REACTIVE SERVICES

5.23.3.1 REQUIREMENTS:

The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR prior to commencement of work. Pest control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act.

5.23.3.2 DESCRIPTION OF WORK:

The SP shall provide reactive services to correct deficiencies as defined in this contract. This element of work typically includes but is not limited to: treatment for, cockroaches, spiders, silverfish, earwigs, fleas, booklice, millipedes, moths, rodents, insects, ants, termites, gophers, ground squirrels, bees, wasps. Pest control application includes residential, commercial, industrial facilities and landscaping applications including structural, ground, and interior applications.

5.23.3.3 ASSOCIATED WORKLOAD:

1253 work orders annually.

5.23.3.4 QUALITY STANDARD:

The SP shall provide reactive services to correct the deficiency within established timeframes with 95% success and in no instance shall an reactive be arrested in more than double the required time.

5.23.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of reactive services including times to correct the deficiency.

5.23.4 PEST CONTROL ROUTINE SERVICES

5.23.4.1 REQUIREMENTS:

The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR prior to commencement of work. Pest control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act.

5.23.4.2 DESCRIPTION OF WORK:

The SP shall provide routine services to correct deficiencies as defined in this contract. This element of work includes, but is not limited to: treatment for, cockroaches, spiders, silverfish, earwigs, fleas, booklice, millipedes, moths, rodents, insects, ants, termites, gophers, ground squirrels, bees, wasps. Pest control application includes residential, commercial, industrial facilities and landscaping applications including structural, ground, and interior applications.

5.23.4.3 ASSOCIATED WORKLOAD:

200 work orders annually.

5.23.4.4 QUALITY STANDARD:

The SP shall respond and correct the deficiency within established timeframes with 95% success and in no instance shall a routine service be arrested in more than double the required time.

5.23.4.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of routine services including times to correct the deficiency.

5.23.5 PEST CONTROL SCHEDULED WORK

5.23.5.1 REQUIREMENTS:

The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR prior to commencement of work. Pest and weed control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act and hazardous materials and hazardous waste regulations.

5.23.5.2 DESCRIPTION OF WORK:

The SP shall provide scheduled services including planned pest control, and weed control treatments.

5.23.5.3 ASSOCIATED WORKLOAD:

Workload is associated with elements 5.23.6 and 5.23.7 below.

5.23.5.4 QUALITY STANDARD:

NA.

5.23.5.5 REQUIRED REPORTS:

NA.

5.23.6 PEST CONTROL SCHEDULED WORK – WEED CONTROL

5.23.6.1 REQUIREMENTS:

The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR before commencement of work. Pest and weed control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act and hazardous materials and hazardous waste regulations.

5.23.6.2 DESCRIPTION OF WORK:

The SP shall provide weed control along primary roads including but not limited to: Vandergrift Road, Basilone Road, Stuart Mesa Road, effluent detention ponds in area 20 and 52, and the Rail Road switching yard near the main gate. The SP shall treat with pre-emergent, post-emergent, and mechanical methods to affect weed control to a minimum of 3 feet wide on each shoulder of primary roads and on all paved surfaces. The SP shall treat these areas as required to fulfill the quality standards below. All other requests for vegetation control shall be treated as a service request in accordance with the service order portion of this contract.

5.23.6.3 ASSOCIATED WORKLOAD:

91 MILES OF ROAD = 67 ACRES – ALONG PRIMARY ROADS
3.0 MILES OF TRACK= 6 ACRES – RAILROAD AREAS
1.5 ACRES AROUND POND- 20 AREA SEWAGE POND BANKS
2.0 ACRES AROUND POND- 52 AREA SEWAGE POND BANKS

5.23.6.4 QUALITY STANDARD:

The SP shall treat all required areas annually, such that no vegetation remains alive in the treated area 14 days after treatment.

5.23.6.5 REQUIRED REPORTS:

The SP shall submit to the DGR an annual preventive maintenance report including scheduled and actual dates of treatment and 14 day inspection results.

5.23.7 PEST CONTROL SCHEDULED WORK – PEST CONTROL

5.23.7.1 REQUIREMENTS:

The SP shall obtain all certifications, licenses, and permits required by applicable Federal, State, and local laws for the accomplishment of the work within this contract. SP employees performing pest control work shall be licensed/certified by the State of California if contractor performance or DOD if performed by the government. Evidence of such certifications, permits, and licenses shall be provided to the DGR prior to commencement of work. Pest and weed control must be accomplished in strict compliance with all applicable federal and state environmental regulations, particularly the Endangered and Threatened Species Act and the Migratory Bird Act and hazardous materials and hazardous waste regulations.

5.23.7.2 DESCRIPTION OF WORK:

For all food handling facilities (Mess Halls), the SP shall provide not less than twice a month inspections and preventive treatment for all pests to reduce the occurrences of infestations by any pest. Up to 1 infestation per 5 buildings (measured annually) shall be credited as service work (emergency, reactive or routine as appropriate), and any infestation above that success level will be eradicated at the SP's expense. The SP shall coordinate with affected customers in advance of this work to minimize disruption to building occupants.

5.23.7.3 ASSOCIATED WORKLOAD:

13 Mess Halls inspected and treated twice monthly.

5.23.7.4 QUALITY STANDARD:

Not more than 1 infestation per 5 buildings treated measured annually.

5.23.7.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly preventive maintenance report including scheduled and actual dates of inspections and treatment and infestations reported and whether each infestation was treated at Government or SP expense.

5.24 CEREMONIAL SUPPORT

5.24.1.1 REQUIREMENTS:

The SP shall provide flexible, responsive and professional staff for ceremonial support requirements.

5.24.1.2 DESCRIPTION OF WORK:

The SP shall provide ceremonial support including the transport, removal, and set up of the reviewing stand, bleacher seating units, delivery, installation and removal of ceremonial bunting including hanger bunting. Prior to the commencement of each event, the SP shall ensure the GFE is repaired as required in sound, structural condition including paint, cleaning of bunting, and repairs as required. The SP shall be responsible for the storage of the bunting. Bunting, dais and reviewing stand will be Government Furnished Equipment. Bleachers are located around the base and shall be moved as required for ceremonial support. The SP shall provide limited additional grounds maintenance including mowing, edging and trimming of bushes, hedges and trees on a limited basis for each ceremony. At the completion of each event, the SP shall ensure the GFE is repaired as required in sound, structural condition including paint, cleaning of bunting, and repairs as required. The SP shall coordinate requirements including providing safe, reliable, temporary power for audio visual and press support requirements. Any specifically required carpentry support (e.g., constructing a new dais/stand) or additional painting shall be ordered under other portions of this contract.

5.24.1.3 ASSOCIATED WORKLOAD:

12 ceremonies annually, 4 of which require the transportation of 6 – 10 bleacher sections.

5.24.1.4 QUALITY STANDARD:

The SP shall ensure the professional, quality completion of all required ceremonial support not later than the "requested by" date. Should the SP not be able to repair GFE to acceptable standards, the SP shall replace said components with equal or greater quality in durability and appearance at no expense to the Government.

5.24.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of ceremonial support provided.

5.25 LANDFILL OPERATIONS

5.25.1 AREA 52 (SAN ONOFRE) LANDFILL OPERATIONS

5.25.1.1 REQUIREMENTS:

The SP shall operate the landfill in strict accordance with the current San Diego County permit and California Code of Regulations Title 27, Division 2, APCD Region Water Quality Control Board requirements and the Report of Waste Discharge as prepared by Naval Facilities Engineering Command, Southwest Division J-C 39. The SP shall provide for Government review and approval a storm water management plan. The SP shall operate in accordance with the General Industrial Storm Water Permit WDID 9 37S005764. All work shall be accomplished under the direction of a Solid Waste Association of North America certified landfill operator.

5.25.1.2 DESCRIPTION OF WORK:

The SP shall operate the landfill in strict accordance with all regulatory requirements. As a minimum, the landfill shall be open for operations and accepting solid waste not less than Tuesday and Wednesday, 0800 to 1500 excluding holidays only. The landfill is permitted for up to 50 tons or 35 vehicles per day and averages 25 to 30 tons daily. Currently the landfill permits are being modified to increase to 200 tons per day. The SP shall maintain all required logs and certificates, as well as completing all required work to ensure compliance with regulatory standards. The SP shall coordinate all regulatory and Base inspections and reviews, including but not limited to monthly State and County inspections and random (including no notice) inspections by the Government.

5.25.1.3 ASSOCIATED WORKLOAD:

Effort required to provide annual service for each contract year.

5.25.1.4 QUALITY STANDARD:

The SP shall operate the landfill in a compliant manner, with no more than one (1) Notice of Violation or deficiency report from any regulatory agency measured annually. The SP shall ensure the landfill is open to accept solid waste at least 98% of the posted hours.

5.25.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of landfill operations including all completed inspections and total hours of operations.

5.25.2 AREA 43 (LAS PULGAS) LANDFILL OPERATIONS

5.25.2.1 REQUIREMENTS:

The SP shall operate the landfill in strict accordance with the current San Diego County permit and California Code of Regulations Title 27, Division 2, APCD, Region Water Quality Control Board requirements and the Report of Waste Discharge as prepared by Naval Facilities Engineering Command, Southwest Division (J-C 39). The SP shall provide for Government review and approval a storm water management plan. The SP shall operate in accordance with the General Industrial Storm Water Permit WDID 9 37S005764. All work shall be accomplished under the direction of a Solid Waste Association of North America certified landfill operator.

5.25.2.2 DESCRIPTION OF WORK:

The SP shall operate the landfill in strict accordance with all regulatory requirements. As a minimum, the landfill shall be open for operations and accepting solid waste not less than Monday through Friday (inclusive), 0800 to 1500, excluding holidays only. The landfill is permitted for up to 270 tons or 37 vehicles per day and averages 170 - 200 tons daily. Currently the landfill permit is being modified to increase to 500 tons per day. The SP shall maintain all required logs and certificates, as well as completing all required work to ensure compliance with regulatory standards. The SP shall coordinate all regulatory and Base inspections and reviews, including but not limited to monthly State and County inspections and random (including no notice) inspections by the Government.

5.25.2.3 ASSOCIATED WORKLOAD:

Effort required to provide annual service for each contract year.

5.25.2.4 QUALITY STANDARD:

The SP shall operate the landfill in a compliant manner, with no more than 1 Notice of Violation or deficiency report from any regulatory agency measured annually. The SP shall ensure the landfill is open to accept solid waste at least 95% of the posted hours.

5.25.2.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of landfill operations including all completed inspections and total hours of operations.

5.25.3 THREE MILE PIT (CONCRETE AND ASPHALT STOCKPILING) OPERATIONS

5.25.3.1 REQUIREMENTS:

The delivery of asphalt and concrete to three mile pit is not a permitted landfill operation. Similarly, it is not a "for profit" recycling operation. The three mile pit exists solely as a diversion location to reduce the volume of material delivered to the Las Pulgas (43 Area) and San Onofre (52 Area) landfills. When required, the Government will contract with another SP to perform crushing of stockpiled material.

5.25.3.2 DESCRIPTION OF WORK:

The SP shall inspect materials being delivered to ensure that concrete has no rebar protruding more than 6 inches and that all concrete and asphalt is free of any foreign materials, debris or other materials. Only clean asphalt and concrete shall be allowed at this site and these materials shall be continuously separated. The SP shall also provide the heavy equipment and operators required to ensure the continued safe, orderly stockpile of materials that are delivered. While there is no specific requirement to have staff working continuously at three mile pit, this area shall be available for delivery 24 hours per day, 7 days per week, 365 days per year and the SP shall provide heavy equipment operations and inspection of delivered materials as required to meet the stated quality standard.

5.25.3.3 ASSOCIATED WORKLOAD:

Effort required to provide annual service for each contract year to ensure the safe, efficient, orderly stockpiling of clean material.

5.25.3.4 QUALITY STANDARD:

No material other than concrete and asphalt shall be stockpiled and concrete shall have no reinforcing bars, which protrude more than 6 inches.

5.25.3.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of operations including estimated tonnage of concrete and asphalt delivered during the month.

5.26 FIREBREAK MAINTENANCE

5.26.1.1 REQUIREMENTS:

Maintenance of firebreaks shall be coordinated with the Base Fire Department and shall be completed in strict compliance with the Categorical Exclusion, which places limitations on the time of year and method for accomplishment. No privately owned vehicles are allowed on firebreaks or fire access roads.

5.26.1.2 DESCRIPTION OF WORK:

The SP shall perform firebreak maintenance (cutting, clearing and disking) not less than once per year, typically in the spring. Firebreaks shall be cleared of brush and vegetation (fuels) and maintained to minimize erosion of surface areas. Work shall be completed in strict compliance with NEPA documents and coordinated with the Base Fire Department. The SP shall provide a proposed maintenance schedule (by section) to the DGR for Government approval. Firebreaks will be maintained to an average of 100 feet wide or within the foot print of the existing fire break around housing areas, there are significant grade differences in some areas that would preclude an average of 100 feet, or where environmental constraints limit the width to a maximum of 12 feet, (e.g., riparian habitat or wetlands). The SP shall grade roads on firebreaks where applicable to support fire fighting vehicles.

5.26.1.3 ASSOCIATED WORKLOAD:

183 miles of firebreaks averaging 100 feet wide or 2,218 acres once annually.

5.26.1.4 QUALITY STANDARD:

No fuels present 14 days after completion of annual maintenance, measured by section.

5.26.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR an annual report of scheduled and completed maintenance.

5.27 UNPAVED ROAD MAINTENANCE

5.27.1.1 REQUIREMENTS:

The SP shall maintain unpaved roads in a passable condition to allow access by Fire Department, Utility crews and Marine Corps training exercises throughout the year. Maintenance of unpaved roads shall be completed in strict compliance with Programmatic Categorical Exclusion NEPA 980075, which places limitations on the time of year and method for accomplishment. No privately owned vehicles are allowed on unpaved roads.

5.27.1.2 DESCRIPTION OF WORK:

The SP shall maintain all unpaved roads; including training roads, utility roads and fire access roads. The SP will coordinate the weekly schedule for approval by the DGR. Maintenance shall include but is not limited to grading, providing positive drainage, limited repair or replacement of culverts and crossings, import of fill material and compaction, placement and compaction of fill material. Fill is available at two existing borrow pits on Camp Pendleton, but the effort required to mine, stockpile, load, haul and deliver is included in this work element. Mining shall be accomplished as required to maintain existing amounts of material currently (+/- 10%) at each borrow site. Completed work shall result in a graded, passable surface with minimal erosion and positive drainage. Unpaved roads range from 12 feet to 25 feet wide.

5.27.1.3 ASSOCIATED WORKLOAD:

Approximately 400 miles of roads 12 feet wide once annually.
Approximately 100 miles of roads 25 feet wide once annually.

5.27.1.4 QUALITY STANDARD:

Each completed road section shall be passable and free of significant erosion; rutting or surface failure 60 days after maintenance is performed.

5.27.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of completed maintenance.

5.28 STREETSWEEPING

5.28.1.1 REQUIREMENTS:

Street sweeping shall be completed in strict compliance with current the Camp Pendleton Municipal Storm Water Management Plan and the California General Municipal Permit, and other applicable Storm Water Prevention Regulations, including dust control (J-C 42).

5.28.1.2 DESCRIPTION OF WORK:

All sweeping shall be accomplished on a schedule so as to minimize disruptions to operations. Parking areas for retail outlets, grinders, parade decks, motor transportation lots and storage lots are not included. All accumulated debris shall be stockpiled as required and delivered to on Base landfills in accordance with existing permits.

5.28.1.3 ASSOCIATED WORKLOAD:

220 acres as specified in J-C 42`

5.28.1.4 QUALITY STANDARD:

No sand or debris after completed sweeping. The SP shall complete all scheduled work within established timeframes with 95% success and no area shall remain unswept for twice the required timeframe.

5.28.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of scheduled and completed maintenance.

5.29 CRANES AND RIGGING

5.29.1.1 REQUIREMENTS:

All crane and rigging work shall be completed by competent, licensed crane operators with current certification. The cranes are maintained and certified by SWRFT. The SP shall promptly return to SWRFT cranes requiring maintenance and or certification.

5.29.1.2 DESCRIPTION OF WORK:

The SP shall provide crane services within specified reactive timeframe for lifts and movements as required. The majority of crane operations workload is spread throughout the work elements in this contract, e.g., crane ops as delineated in sections C 5.0, 5.4, 5.6, 5.10,5.12, 5.13, 5.15 for pulling water well pumps, lifting boilers, lifting air conditioning units, electrical distribution repairs and maintenance, are included in those work elements. This workload is defined as work only requiring crane rigging and lifting services and includes but is not limited to: lifting and moving barricades, culvert removal and replacement, conex boxes, haz-mat lockers, radar components, disabled vehicles and equipment, support of other service providers. A crane support work order is defined as the effort required to dispatch the crane from the stored area to the location of the lift and then providing crane services (i.e. actual lifts). Included shall be all riggers, operators, and safety observers required to safely and efficiently accomplish the work.

5.29.1.3 ASSOCIATED WORKLOAD:

86 work orders annually.

5.29.1.4 QUALITY STANDARD:

The SP shall maintain at all times a log of the certification of the cranes and operators. The SP shall complete lifts within established timeframes or by the “requested by” date with 90% success.

5.29.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of crane and operator certification status and completed service tickets including response times.

5.30 HAULING

5.30.1.1 REQUIREMENTS:

All hauling shall be completed by competent, licensed Class A, Class B, operators with current State credentials and endorsements. Included shall be all operators and safety observers required to safely and efficiently accomplish the work.

5.30.1.2 DESCRIPTION OF WORK:

The SP shall provide hauling services within specified reactive timeframe for lifts and movements as required. The majority of hauling operations workload is spread throughout the work elements in this contract, e.g., fill for unpaved road sections, bleachers for ceremonial support. This workload is defined as work only requiring hauling services. A haul is defined as the effort required traveling to a location on MCB Camp Pendleton or off base, accepting a load, and delivering the load to another location on or off the base. Examples include, but are not limited to: removal of illegally dumped debris, removal of disabled vehicles or equipment, mobilization of heavy equipment, re-fueling of heavy equipment, emergency pumps and generators, specific movement of barricades, asphalt, road and building materials, rip rap etc.

5.30.1.3 ASSOCIATED WORKLOAD:

500 loads annually.

5.30.1.4 QUALITY STANDARD:

The SP shall maintain at all times proper certification of operators. The SP shall complete hauls within established timeframes or by the "requested by" date with 90% success. Moreover, in no instance will the time complete be more than double the required response time.

5.30.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a quarterly report of operator certification status and completed work orders including response times.

5.31 GROUNDS MAINTENANCE

5.31.1.1 REQUIREMENTS:

All grounds maintenance shall be performed by qualified landscapers in a safe and professional manner.

5.31.1.2 DESCRIPTION OF WORK:

The SP shall inspect, service, maintain, and landscape limited grounds areas of MCB Camp Pendleton. Grounds maintenance includes, but is not limited to; the care of land base wide including debris removal, hedge and shrub pruning, mowing and edging, tree inspection and trimming, leaf and debris removal, weed control within grass areas, irrigation and irrigation repair, policing of areas, mulching, flower bed maintenance, turf repair, fertilizing and seeding of grass areas, and other associated work as directed by the DGR. (J-C 38)

5.31.1.3 ASSOCIATED WORKLOAD:

Primary areas of focus include, but are not limited to: Camp Pendleton sign at Interstate 5 and Old Highway 101, bldg 1164, 11 Area Parade Field, Rattlesnake and Vandegrift Parkway, 20 Area Main Gate, 20 Area Outside Main Gate, San Onofre gate, common areas and areas charged to the quarters at the Ranch House (bldg. 24154). Grounds = 53 Acres, Irrigation = 53 Acres, Irrigation system maintenance= 1,077 ea. Sprinkler Heads, Tree trimming =100 ea, Debris removal = 100 tons.

5.31.1.4 QUALITY STANDARD:

All areas shall remain groomed and aesthetically pleasing 95% of the time.

5.31.1.5 REQUIRED REPORTS:

Record dates of all seeding and fertilization.

5.31.2 MOWING

5.31.2.1 REQUIREMENTS:

All grounds maintenance shall be performed by qualified landscapers in a safe and professional manner.

5.31.2.2 DESCRIPTION OF WORK:

The SP shall provide all mowing services to limited grounds areas of MCB Camp Pendleton. Grass cutting shall be scheduled and performed on grounds. Grass shall be maintained at a uniform height of between three and four and one-half inches. The SP shall cut the grass evenly, prevent scalping, and uneven mowing, rutting by equipment, and damage to trees and shrubs. All trash, litter, tree limbs and debris shall be removed prior to cutting. Clippings shall be removed within one day of cutting to include walkways, sidewalks, and streets. Grass trimming shall be performed in conjunction with grass cutting. The grass shall be trimmed from around trees, shrubs, fences, poles, fire hydrants, buildings, structures, and parking lot bumper blocks so that the height is maintained at a consistent height with the adjacent grass. The SP shall edge all sidewalks, driveways and curbs within improved grounds in conjunction with grass cutting.

5.31.2.3 ASSOCIATED WORKLOAD:

Primary areas of focus include, but are not limited to: Camp Pendleton sign at Interstate 5 and Old Highway 101, bldg 1164, 11 Area Parade Field, Rattlesnake and Vandegrift Parkway, 19 Area "Touch & Go", 20 Area Main Gate, 20 Area Outside Main Gate, San Onofre gate, and common area outside of the Ranch House (bldg. 24154). Mowing = 53 Acres, Edging = 7,280 L.F., Debris removal = 100 tons (including grounds maintenance).

5.31.2.4 QUALITY STANDARD:

All areas shall remain groomed and aesthetically pleasing 95% of the time.

5.31.2.5 REQUIRED REPORTS:

Record dates and locations of all mowing and edging.

5.31.3 STORM DRAIN MAINTENANCE

5.31.3.1 REQUIREMENTS:

SP shall monitor, maintain, and repair all storm water infrastructures in accordance with the Operation and Maintenance Standards specified in 40 CFR 9,122,123 and 124. The SP shall utilize and comply with the Water Pollution Control Federation Manual, for safety and record keeping and in preparation for accordance with the Waste Discharge Requirements (WDR) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (General Permit) and the MCB Camp Pendleton Storm Water Management Plan.

5.31.3.2 DESCRIPTION OF WORK:

The Storm Water infrastructure consists of storm water de-silting ponds basins (lined and unlined); inlets; outlets and outfalls; open lined and unlined drainage ditches, which include but are not limited to vegetated swales; grated drop inlet boxes; concrete, metal, and or PVC culvert piping varying in size which may be under runways, taxiways, roads, parking lots and walkways.

Family Housing drainage structures consist of curb side drains, vegetated swales, de-silting ponds, in lawn grated drains, open concrete and dirt ditches, which may include concrete, metal and or PVC culvert piping varying in size under roadways, sidewalks, curbs and lawn area. Family housing areas, as they are privatized, will be excluded from this work. The Family Housing areas that are not privatized and will be included in this contract are: San Mateo Point, San Onofre I & II, San Onofre Mobile Home Park, Stuart Mesa, and Pacific view. All areas of MCB Camp Pendleton, which are agriculturally leased to others, are not included in this work.

5.31.3.3 ASSOCIATED WORKLOAD:

All drainage courses, enclosed or open channel shall be maintained in a free flowing condition to ensure the integrity of the system including all bridges. Drainage structures shall be free of debris and unwanted vegetation to ensure proper flow. The Santa Margarita River Flood Control (levee) system and all components therein shall be maintained in accordance with the Santa Margarita River Flood Control Plan. The workload for this element is defined as the required effort to maintain free and clear compliant runoff conditions.

5.31.3.4 QUALITY STANDARD:

Drainage structures shall be free of debris caused by inadequate maintenance.

5.31.3.5 REQUIRED REPORTS:

Record dates and locations of all occurrences of flooding with a determination as to causation.

5.32 TRAINING TANK AND POOLS SYSTEMS OPERATIONS

5.32.1.1 REQUIREMENTS:

Qualified personnel shall perform all pool operations in a safe and professional manner. SP shall perform operations and maintenance requirements performed in other sections of this solicitation for all pools and training tank systems. This includes boiler and solar heating systems, chlorination systems and changing chlorine supply, pumps, piping systems and all associated equipment and pool plaster or concrete surfaces. Outdoor training pools are located in 33, 41, 43, 53, and 62 areas. Recreational pools are located in the 13 area (1 each), 17 area (1 each), and 31 areas (2 each). There is one recreational/training pool in the 14 area. All outdoor training pools and the 14 area pool shall be fully operational and usable 24 hours per day, seven days a week. The other recreational pools shall be operational and usable 24 hours per day, seven days per week during the period they are open from May through October.

5.32.1.2 DESCRIPTION OF WORK:

The SP shall clean all training and recreational pools weekly. Cleaning includes, but is not limited to: vacuuming the water surface and pool surfaces, cleaning the skimmer basket, hosing down the filter room, and cleaning all basket strainers around the pool. Cleaning of pools shall be performed in accordance with manufacturers' specifications and industry standards.

The SP shall maintain water for all pools in operation; adjust chlorine and add chemicals as required to maintain pool chemistry. The government lifeguards at each pool perform daily pool spot chemistry checks, however the SP has the ultimate responsibility to ensure correct pool chemistry is maintained. The SP shall maintain pool temperature within Government directed limits through proper maintenance, repair as required and operation of pool heating equipment. The SP shall provide training to pool lifeguards on water sampling and pool normal operations as required, but at a minimum once annually.

5.32.1.3 ASSOCIATED WORKLOAD:

Effort required to provide weekly service to 10 swimming/training pools.

5.32.1.4 QUALITY STANDARD:

Ensure water quality is within compliance standards for 98% of all tests, measured annually. Ensure water temperature is within required limits with 95% success and at no time shall water temperature be more than 10 degrees F outside required limits. Ensure available for use within one half hour of requested use.

5.32.1.5 REQUIRED REPORTS:

The SP will prepare and submit to the AC/S ES, a County of San Diego Hazardous Material Business Plan for each pools system and a monthly report of testing for water quality and temperature.

5.33 EMERGENCY GENERATORS/PUMPS PREVENTATIVE MAINT.

5.33.1.1 REQUIREMENTS:

A qualified mechanic shall accomplish all emergency generator/pump work. The SP shall provide maintenance and fuel to mobile generators, standby generators, and generators in facilities listed herein. (J-C 17) The SP shall maintain an operations log to document hourly operations and not exceed permitted usage.

5.33.1.2 DESCRIPTION OF WORK:

The SP shall provide preventative maintenance and inspections on a daily, weekly, and monthly basis per all manufacturer's specifications which will include but is not limited to: check oil, cooling system, battery, fuel storage tanks for leaks and provide fuel as necessary, check belts, electrical systems, and general overall condition of units to include testing and running; clean general areas, units, floors, and log all operations. The SP shall provide annual maintenance per all manufacturer's specifications which will include but is not limited to: load testing, change air and oil filters, change oil and replace spark plugs.

5.33.1.3 ASSOCIATED WORKLOAD:

Adequate staffing for one year of operations and maintenance for 92 emergency generators (does not include emergency generators at sewage lift stations and Sewage Treatment Plants (STP), including repairs to systems under the established $2500 service ticket maximum.

5.33.1.4 QUALITY STANDARD:

The SP shall ensure the proper operation of the entire system and to ensure power is provided within the operating specifications with 95% success. No individual unit or component of the system shall fail to operate within specifications for more than a 24-hour period.

5.33.1.5 REQUIRED REPORTS:

The SP shall submit to the DGR a monthly report of operations and preventive maintenance including a summary of information logged as required above.

C6.1 REPORTS

C.6.2 APPLICABLE REGULATIONS AND INSTRUCTIONS

C.6.2 Applicable Regulations and Instructions

Functional Area	Directives Name/Title	Directives Number	M or A
ENVIR/FMD	Environmental Compliance and Protection Manual	MCO P5090.2A (NOTAL)	M
ENVIRON	U.S. Fish and Wildlife Service Biological Opinion	1-6-95-F-02 (NOTAL)	M
ENVIRON	Rivers and Harbors Act of 1899	33 U.S.C. 401-413 (NOTAL)	M
ENVIRON	Implementing Regulations	40 CFR 1500-1508 (NOTAL)	M

Functional Area	Directives Name/Title	Directives Number	M or A
ENVIRON	Procedures for Assessment of Environmental Considerations	BO 6280.3A with Ch 1	M
ENVIRON	Base Training Regulations Ch 2	BO P3500.1K	M
ENVIRON	Migratory Bird Treaty Act and Implementing Instructions	PL 65-186, 16 U.S.C. 703, 50 CFR 10 and 21 (NOTAL)	M
ENVIRON	National Historic Preservation Act of 1966 and Implementing Instructions	PL 89-655, 16 U.S.C., 36 CFR 800	M
ENVIRON	National Environmental Policy Act of 1969	PL 91-190, 42 U.S.C. 4321-4361	M
ENVIRON	Marine Mammal Protection Act and Implementing Instructions	PL 92-522, 16 U.S.C. 1361, 50 CFR 18, 215, 228 (NOTAL)	M
ENVIRON	Coastal Zone Management Act of 1972	PL 92-583 16 U.S.C. 1531-1543 (NOTAL)	M
ENVIRON	Endangered Species Act and Implementing Regulations	PL 93-205, 16 U.S.C. 1531 et.seq. 50 CFR 17 and 402 (NOTAL)	M
ENVIRON	Emissions of Oxides of Nitrogen from Large Water Heaters & Small Boilers	South Coast Air Quality Management District (SCAQMP) Rule 1146.2	M
ENVIRON	Federal Register Volume 59 #170, P45871, Sep 2, 1994	Title 10	
ENVIRON	U.S. EPA 1989 "POTW Sludge Sampling & Analysis Guide Document", Washington, DC: Permits Division		M
ENVIRON/ UTILITIES	California Code Of Regulations, Title 27, Division 2	27 CCR	M
ENVIRON/ UTILITIES	Clean Water Act	PL 92-500 33 U.S.C. 1251 et seq. (NOTAL)	M
FAC	Facilities Support for Marine Corps Community Service (MCCS)	BO 11000.1A	M
FAC	SOP For The Camp Services Program	BO 11000.2	M
FAC	SOP For Prep & Submission of Collateral Property	BO 11013.3F	M
FAC	Class I & II Real Property Inventory and Evaluation	BO 11016.2A	M
FAC	Area Commanders	BO 11100.1Z	M
FAC	SOP For Site Approvals	BO 11100.4A	M
FAC	Involuntary Termination of Family Housing Assignment	BO 11101.33B	M
FAC	Key/Essential Personnel Quarters	BO 11101.35A	M
FAC	Certified Commercial Family Quarters Cleaning Program	BO 11101.37	M
FAC	SOP For The Base Railroad	BO 11230.1A	M
FAC	Inspection, Testing and Certification of Marine Corps-Owned Commercial and Tactical Load Lifting Equipment Change 1	BO 11260.1A w/Ch 1	M
FAC	Natural Gas/Propane Interruption Contingency Plan	BO 11330.5A	M

Functional Area	Directives Name/Title	Directives Number	M or A
FAC	Physical Security Plan Change 1	BO 5500.13C	M
FAC	Pest Control Operations	BO 6250.1F	M
FAC	Asbestos Control and Protection	BO 6260.10B	M
FAC	Hazard Substance Management Plan	BO 6280.4	M
FAC	Solid Waste (Non-Haz) Recyclable Materials Program Standing Operation Procedures	BO 6280.5A	M
FAC	SOP for Fraud, Waste and Abuse "Hotline"	BO 7510.2A	M
FAC	Area Commanders Maintenance Instructions	BO P11014.1E Change 1	M
FAC	Family Housing Manual	BO P11101.31A	M
FAC	SOP for Admin and Operation of CDP	BO P1710.27C	M
FAC	Organization and Functions Manual	BO P5400.14H	M
FAC	Electrical Testing & Visual Inspection of the Grounding Systems of Ammunition Storage and Operating Facilities	BO P8016.1	M
FAC	California Asbestos Notice Requirements	California Health & Safety Code 25915 - 25919.7	
FAC	MC Safety Program	MCO 5100.29	M
FAC	Marine Corps Ground Mishap Reporting	MCO 5101.8D	M
FAC	Marine Corps Radiation Safety Program	MCO 5104.3	M
FAC	Real Property Facilities Manual, Vol II Facilities Planning and Programming	MCO P11000.12C Chg 1	M
FAC	Real Property Facilities Manual, Vol IV Facilities Projects Manual	MCO P11000.5F Chg 1-5	M
FAC	Real Property Facilities Manual Vol III, Facilities Maintenance Management	MCO P11000.7C Chg 1-5	M
FAC	Real Property Facilities Manual, Vol VI Energy and Utilities Management	MCO P11000.9C Chg 1-2	M
FAC	Inspection, Testing, and Certification of Tactical Ground Load Lifting Equipment	MCO P11262.2A	M
FAC	MC Occupational Safety and Health Program	MCO P5100.8F	M
FAC		MIL Handbook 1008A	M
FAC		NAVMC 2764	M
FAC		NAVSUP P-421 Change 6	M
FAC	Operation and Maintenance of Transportation Equipment	NAVFAC P-300	A
FAC	Schedule of Street Sweeping	BO 11350.1P	M
FAC/HSG	Fire Protection Regulations and Instruction	BO P11320.13C	M
FAC/UTIL/HSG	Energy Management Program	BO 11330.2J	M
FAC/UTIL/HSG	Base Safety Program	BO P5100.2F	M
FAC/UTIL/HSG/ENVIR	Base Regulations	BO P5000.2J	M
FAC/UTILITIES	Assignment, Administration and Operation of Mobile Equipment	BO 11101.32C	M
FAC/UTILITIES	Procedure for Reporting Sewage Spills	BO 11330.1	M
FAC/UTILITIES	Protection of Water Distribution System Change 1	BO 11330.3B	M

Functional Area	Directives Name/Title	Directives Number	M or A
FAC/UTILITIES	Electrical Load Reduction Plan For MCB Camp Pendleton	BO 11330.4B	M
FAC/UTILITIES	Hours of Work	BO 12610.1G	M
FAC/UTILITIES	Work In Confined Spaces	BO 5100.10	M
FAC/UTILITIES	Safety Precautions for Operations of Chlorination Equipment	BO 5100.9A	M
FAC/UTILITIES	Seatbelt Policy	BO 5101.4	M
FAC/UTILITIES	Hazardous and Extremely Hazardous Substance Release Reporting	BO 6280.1E	M
FAC/UTILITIES	MCB Camp Pendleton Emergency Management Plan (EMP)	BO P3440.1A	M
FAC/UTILITIES	Maintenance Management SOP	BO P4790.1D	M
FMD	Occupational Safety and Health Standards	29 CFR 1910, 1915	M
FMD	Hazardous Waste Operations and Emergency Response	29 CFR 1910.120	M
FMD	Permit Required Confined Spaces	29 CFR 1910.146	M
FMD	Safety and Health Regulations for Construction	29 CFR 1926	M
FMD	Power Transmission and Distribution	29 CFR 1926 Subpart V	M
FMD	EPA National Pollutant Discharge Elimination System Permit Regulations	40 CFR 122.26	M
FMD	Identification and Listing of Hazardous Waste	40 CFR 261	M
FMD	Generators of Hazardous Waste	40 CFR 262	M
FMD	Transporters of Hazardous Waste	40 CFR 263	M
FMD	Owners and Operators of Hazardous Waste Treatment, Storage and Disposal Facilities	40 CFR 264	M
FMD	Interim Status Standard for Owners and Operators of Hazardous Waste Treatment, Storage and Disposal Facilities	40 CFR 265	M
FMD	National Oil and Hazardous Substances Pollution Contingency Plan	40 CFR 300	M
FMD	Protection of Stratospheric Ozone; Refrigerant Recycling	40 CFR 82	M
FMD	Hazardous Materials, Tables and Hazardous Materials Communications Regulations	49 CFR 172	M
FMD	Shipping Container Specification	49 CFR 178	M
FMD	AWWA	All other Water Works Industry Standards	M
FMD	Construction and Demolition Operations - Requirements for Safety Belts, Harnesses, Lanyards and Lifelines	ANSI A10.14	M
FMD	Safety and Requirements for Personal Fall Arrest Systems	ANSI Z359.1	M
FMD		ANSI/NB23	M
FMD		ASME Sections I, II, IV, V, VI, VII, VIII, IX, X, B31.1	M

Functional Area	Directives Name/Title	Directives Number	M or A
FMD	SOP for the Handling/Disposal of Electrical Transformers	BO	M
FMD	State of Ca. Drinking Water Citation '97	CA Health and Safety Code, Div 104, Part 12, Article 4, Section 116450 and MCO P5090.2	M
FMD	Manual Of Medical Dept P-5010	Chap 5 Water Supply Ashore	M
FMD	Safety and Health Requirements Manual (1996)	COE EM-385-1-1	M
FMD	Flood Plain Regulations for Flood Plain Management	COE EP 1165-2-304	M
FMD	Hirsch Report	Construct Phase 2 Iron/Manganese Plant	M
FMD	Controls & Safety Devices-1	CSD-1	M
FMD	Storm Water Management for Construction Activities	EPA 832-R-92-005	M
FMD	Manual on Uniform Traffic Control Devices	FHWA MUTCD (1988)	M
FMD	Rules for Overhead Electrical Line Construction	General Order No. 95 California	M
FMD		Health & Safety Code	M
FMD	Flushing Program	Internal Document for DHS	M
FMD	Sampling Sites Guide	Internal Document for DHS	M
FMD	Base Order for Training Tanks/Pools	MCO 1510.29A, for Operation of Training Tanks/ Pools	M
FMD	Naval Facilities Engineering Command	NAVFAC 210 Water Systems	M
FMD	Operation of Electrical Power Dist. Systems	NAVFAC M.O. - 201	M
FMD	Portable Fire Extinguishers	NFPA 10	M
FMD	Safeguarding Construction, Alteration and Demolition Operations	NFPA 241	M
FMD	National Electric Code (NEC)	NFPA 70 NEC 1999	M
FMD	National Fuel Gas Code	NFPA Volume 54	M
FMD	Liquefied Petroleum Gas	NFPA Volume 58	M
FMD	Single Burner Operation	NFPA Volume 8501	M
FMD	Installation of Air Conditioning and Ventilation Systems	NFPA Volume 90A	M
FMD	Ventilation Control and Fire Protection of Commercial Cooking Operations	NFPA Volume 96	M
FMD	Chimneys, Vents, and Heat Producing Appliances	NFPA Volume 97	M
FMD	Nano-Filtration Facility	O & M Manual	M
FMD	State of Ca. DW Compliance Order '99	Pending Review and Implementation by Base and DHS	M
FMD	Risk Management Plan Document	Process Hazard Analysis for CL2 Gas use at MCB Camp Pendleton.	M

Functional Area	Directives Name/Title	Directives Number	M or A
		Program Levels 1-3	
FMD	National Historic Preservation Act (16 USC 470)	Regulations 36 CFR 800, 36 CFR 60	M
FMD	Native American Graves Protection and Repatriation Act (25 USC 3001)	Regulations 43 CFR 10	M
FMD	Archaeological Resources Protection Act (16 USC 469)	Regulations 43 CFR 7	M
FMD	Woodward & Clyde	Seismic Evaluation	M
FMD	Calif. Code of Regulations	Title 17	M
FMD	Calif. Code of Regulations	Title 22	M
FMD	Code of Federal Regulations	Title 40 CFR (Safe Drinking Water Act)	M
FMD	Calif. Code of Regulations	Water Code	M
FMD	Cal. Dept of Health Services	Water Supply Permit for North Water Distribution System #3710700	M
FMD	Cal. Dept of Health Services	Water Supply Permit for South Water Distribution System #3710702	M
FMD	AWWA	Water Well Standards A-100-97	M
FMD	State of California	Water Well Standards Bulletin 74-81	M
FMD	State of California	Water Well Standards Bulletin 74-90	M
FMD	State of California Dept of Env. Health	Well Drilling/abandonment permit	M
FMD	Archaeological and Historic Preservation Act	16 USC 469	M
FMD	Landfill Management Plan Las Pulgas Landfill, San Onofre Landfill June 99	N/A	M
FMD	Spill Prevention, Control, and Countermeasure Plan April 97		M
FMD/UTILITIES	Hazardous Waste Operations and Emergency Response	29 CFR 1926.65	M
FMD/UTILITIES	General Information, Regulations and Definitions	49 CFR 171	M
FMD/UTILITIES	Confined Space Safety Practices for US Facilities	NAVSEA S6470-AA-SAF-10	M
HOUSING	Plan for Certification of Applicators of Restricted Use Pesticides	DOD Instruction 4150.7-P	M
HOUSING	General Safety Requirements	EM 385-1-1	A
HOUSING	Safety and Health Requirements	EM 385-1-1 6250.4A	A
HOUSING	Navy Family Housing	NAVFAC P-930	A
HOUSING	Navy Environmental and Natural Resources Program Manual	OPNAVINST 5090.1B	M
HOUSING	Physical Security and Loss Prevention	OPNAVINST 5530.14C	M

Functional Area	Directives Name/Title	Directives Number	M or A
HOUSING	Pest Management Programs	OPNAVINST 6250.4B	A
HOUSING	California Dept of Food & Agriculture Pesticide Regulations	PL 92-516	M
HOUSING	Resource Conservation and Recovery Act of 1976	PL 94-580	M
UTILITIES	Utilities Conservation Program	BO 11330.2	M
UTILITIES	Program for MWR	DOD Instruction 1015.10	M
UTILITIES	HAZMAT	FMDD 01-92	M
UTILITIES	Emergency Electrical Load Shed	FMDD 11300.113	M
UTILITIES	Real Property Facilities and Energy and Utilities Manual Volume II	MCO P11000.9 Change 3	M
UTILITIES	PMI Checklist for Small Boilers/Inspection and Certification of Boilers and Unfired Pressure Vessels	MIL Handbook 1152	M
UTILITIES	Uniform Building Code	*most current publication*	M
UTILITIES	Uniform Mechanical Code	*most current publication*	M
UTILITIES	Uniform Plumbing Code	*most current publication*	M
UTILITIES	Boiler Cleaning	NAVDOCKS P-322	M
UTILITIES	National Fire Code	NFPA Code Vol 2	M
UTILITIES	Emergency Generators	San Diego Air Pollution Control District (SDAPCD) Rule #12	M
UTILITIES	Authority to Construct	SDAPCD Rule 20, 21	M
UTILITIES	Source Test Requirements/Startup Authorization Boiler, Process Heater and Steam Generators	SDAPCD Rule 69.2	M
UTILITIES	Boiler Inspection		M
UTILITIES	CFR-10-ENERGY		M
UTILITIES	ENERGY POLICY ACT OF 1992		M
UTILITIES	Pipeline Safety Regulations		M
UTILITIES	SDG&E SERVICE GUIDE 98-99		M
UTILITIES/ FMD	Cross Connection Control Program Management (CCCPM)	BO 11330.6	M
WASTEWATER	Standards for General Industry	29 CFR Part 1910	M
WASTEWATER	Water Quality Standards for Discharge of Municipal Wastewater to U.S. Waters	40 CFR Part 133	M
WASTEWATER	Hazardous Waste & Biosolids Management	40 CFR Part 136 & 503	M
WASTEWATER	Reporting Inventories of Hazardous Chemicals	40 CFR Part 370	M
WASTEWATER	The Emergency Planning and Community Right to Know Act of 1986. Title 3 (EPCRA)	42 U.S.C. 11001	M
WASTEWATER	American National Standard Requirements for Confined Spaces (ANSI 1989)	ANSI 2117.1	M
WASTEWATER	Gas Free Engineering and Confined Space Entry Program	BO P5200.2G	M
WASTEWATER		CFR Titles 29-40-49	M
WASTEWATER	Pretreatment Program Guidelines	Clean Water Act Section 402 (b)	M

Functional Area	Directives Name/Title	Directives Number	M or A
WASTEWATER	BioAssy Requirements as Mandated by the EPA (Toxicity Testing)	Environmental Protection Agency	M
WASTEWATER	Waste Discharge Requirements for Soils Containing Nonhazardous Concentrations of Petroleum Hydrocarbons, Organic, and Inorganic Compounds, Metals, and Pesticides	Environmental Protection Agency; California Regional Water Quality Control Board, San Diego Region, Order No. 93-86	M
WASTEWATER	Requirements for Plant Staffing, Plant Classification & Requirements for Contractor Operations of Sewage Treatment Facilities, as required by the EPA	Environmental Protection Agency; Regional Water Quality Control Board & Office of Operator Certification	M
WASTEWATER	Occupational Safety & Health Administration Hazard Communication Standard	Hazard Communication Standard or Workers Right to Know Laws	M
WASTEWATER	Extremely Hazardous Material Requirements	Hazardous Communications Act (Sara Title III)	M
WASTEWATER	Standard for Fire Protection Practice for Wastewater Treatment Plants and Collection Facilities	NFPA 1995; NFPA 1990	M
WASTEWATER	Occupational Safety & Health Standards	OSHA Section 18 (6)(c) of the OSH Act	M
WASTEWATER	Confined Space Standard & Confined Space Entry Requirements	OSHA Section 29CFR Part 1910.146	M
WASTEWATER	Sewage Overflow Reporting Requirements	Regional Water Quality Control Board; California Department of Environmental Health; Office of Emergency Services	M
WASTEWATER	Requirements for Reclaimed Water	Title 22	M
WASTEWATER	Clean Water Act as it applies to wastewater treatment		M
WASTEWATER	Combined Sewer Overflow Pollution Abatement (1989)		M
WASTEWATER	NPDES Permits all Plants		M